HOUSING MARKET INFORMATION

RESIDENTIAL CONSTRUCTION DIGEST

Edmonton

Date Released: January 2015

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Edmonton Metropolitan Area

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LEGEND

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Table 1a: Edmonton Metropolitan Area

Housing Starts: December 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	14	9	55.6	16	45	-64.4	30	54	-44.4
Northeast	23	11	109.1	75	22	240.9	98	33	197.0
Northwest	59	38	55.3	109	172	-36.6	168	210	-20.0
South Central	10	8	25.0	10	30	-66.7	20	38	-47.4
Southeast	95	85	11.8	62	123	-49.6	157	208	-24.5
Southwest	114	80	42.5	114	145	-21.4	228	225	1.3
West	65	54	20.4	45	107	-57.9	110	161	-31.7
Total Edmonton City	**380**	**285**	**33.3**	**431**	**644**	**-33.1**	**811**	**929**	**-12.7**
Beaumont Town	13	2	550.0	2	2	0.0	15	4	275.0
Calmar Town	1	7	-85.7	0	0	--	1	7	-85.7
Devon Town	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	5	9	-44.4	15	18	-16.7	20	27	-25.9
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	31	16	93.8	13	18	-27.8	44	34	29.4
Leduc County	6	1	500.0	0	0	--	6	1	500.0
Morinville Town	8	9	-11.1	0	0	--	8	9	-11.1
Parkland County	11	10	10.0	2	0	--	13	10	30.0
Spruce Grove City	27	10	170.0	91	18	405.6	118	28	321.4
St. Albert City	16	14	14.3	4	98	-95.9	20	112	-82.1
Stony Plain Town	3	9	-66.7	0	36	-100.0	3	45	-93.3
Strathcona County	17	10	70.0	0	4	-100.0	17	14	21.4
Sturgeon County	9	5	80.0	0	0	--	9	5	80.0
Other Centres	1	2	-50.0	0	0	--	1	2	-50.0
Total Rural	**148**	**104**	**42.3**	**127**	**194**	**-34.5**	**275**	**298**	**-7.7**
Grand Total	**528**	**389**	**35.7**	**558**	**838**	**-33.4**	**1,086**	**1,227**	**-11.5**

Table 1b: Edmonton Metropolitan Area

Housing Starts: Year-to-Date 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	150	102	47.1	704	930	-24.3	854	1,032	-17.2
Northeast	309	162	90.7	720	799	-9.9	1,029	961	7.1
Northwest	822	763	7.7	506	924	-45.2	1,328	1,687	-21.3
South Central	118	115	2.6	157	340	-53.8	275	455	-39.6
Southeast	1,054	916	15.1	1,019	1,278	-20.3	2,073	2,194	-5.5
Southwest	1,330	1,161	14.6	1,298	1,662	-21.9	2,628	2,823	-6.9
West	967	762	26.9	644	720	-10.6	1,611	1,482	8.7
Total Edmonton City	**4,750**	**3,981**	**19.3**	**5,048**	**6,653**	**-24.1**	**9,798**	**10,634**	**-7.9**
Beaumont Town	135	136	-0.7	49	201	-75.6	184	337	-45.4
Calmar Town	34	20	70.0	0	0	--	34	20	70.0
Devon Town	6	2	200.0	2	0	--	8	2	300.0
Fort Saskatchewan City	265	223	18.8	183	275	-33.5	448	498	-10.0
Gibbons Town	9	21	-57.1	0	0	--	9	21	-57.1
Leduc City	290	278	4.3	411	168	144.6	701	446	57.2
Leduc County	111	109	1.8	0	0	--	111	109	1.8
Morinville Town	70	48	45.8	45	66	-31.8	115	114	0.9
Parkland County	173	183	-5.5	8	2	300.0	181	185	-2.2
Spruce Grove City	332	242	37.2	505	395	27.8	837	637	31.4
St. Albert City	194	164	18.3	319	626	-49.0	513	790	-35.1
Stony Plain Town	97	83	16.9	92	77	19.5	189	160	18.1
Strathcona County	226	336	-32.7	340	225	51.1	566	561	0.9
Sturgeon County	119	119	0.0	0	0	--	119	119	0.0
Other Centres	21	25	-16.0	38	31	22.6	59	56	5.4
Total Rural	**2,082**	**1,989**	**4.7**	**1,992**	**2,066**	**-3.6**	**4,074**	**4,055**	**0.5**
Grand Total	**6,832**	**5,970**	**14.4**	**7,040**	**8,719**	**-19.3**	**13,872**	**14,689**	**-5.6**

Table 2a: Edmonton Metropolitan Area

Single-Detached Housing Starts by Zone and House Type: December 2014

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	2	1	100.0	1	3	-66.7	10	3	233.3	1	2	-50.0	14	9	55.6
Northeast	1	0	--	1	0	--	21	11	90.9	0	0	--	23	11	109.1
Northwest	1	1	0.0	0	2	-100.0	55	35	57.1	3	0	--	59	38	55.3
South Central	1	0	--	0	0	--	9	7	28.6	0	1	-100.0	10	8	25.0
Southeast	1	0	--	0	0	--	88	80	10.0	6	5	20.0	95	85	11.8
Southwest	4	4	0.0	0	1	-100.0	103	69	49.3	7	6	16.7	114	80	42.5
West	3	3	0.0	0	0	--	62	47	31.9	0	4	-100.0	65	54	20.4
Total Edmonton City	**13**	**9**	**44.4**	**2**	**6**	**-66.7**	**348**	**252**	**38.1**	**17**	**18**	**-5.6**	**380**	**285**	**33.3**
Beaumont Town	0	0	--	0	0	--	13	1	1,200.0	0	1	-100.0	13	2	550.0
Calmar Town	0	0	--	0	1	-100.0	0	6	-100.0	1	0	--	1	7	-85.7
Devon Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	0	0	--	0	0	--	0	0	--	5	9	-44.4	5	9	-44.4
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	1	0	--	0	0	--	28	10	180.0	2	6	-66.7	31	16	93.8
Leduc County	0	0	--	0	0	--	1	0	--	5	1	400.0	6	1	500.0
Morinville Town	0	0	--	0	0	--	0	0	--	8	9	-11.1	8	9	-11.1
Parkland County	2	1	100.0	0	0	--	0	1	-100.0	9	8	12.5	11	10	10.0
Spruce Grove City	2	0	--	0	0	--	4	9	-55.6	21	1	2,000.0	27	10	170.0
St. Albert City	0	0	--	0	0	--	1	2	-50.0	15	12	25.0	16	14	14.3
Stony Plain Town	0	0	--	0	0	--	1	4	-75.0	2	5	-60.0	3	9	-66.7
Strathcona County	0	0	--	0	0	--	0	0	--	17	10	70.0	17	10	70.0
Sturgeon County	0	0	--	0	0	--	0	0	--	9	5	80.0	9	5	80.0
Other Centres	0	1	-100.0	0	0	--	0	0	--	1	1	0.0	1	2	-50.0
Total Rural	**5**	**2**	**150.0**	**0**	**1**	**-100.0**	**48**	**33**	**45.5**	**95**	**68**	**39.7**	**148**	**104**	**42.3**
Grand Total	**18**	**11**	**63.6**	**2**	**7**	**-71.4**	**396**	**285**	**38.9**	**112**	**86**	**30.2**	**528**	**389**	**35.7**

Table 2b: Edmonton Metropolitan Area

Single-Detached Housing Starts by Zone and House Type: Year-to-Date 2014

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	13	12	8.3	14	10	40.0	110	70	57.1	13	10	30.0	150	102	47.1
Northeast	7	5	40.0	8	3	166.7	294	153	92.2	0	1	-100.0	309	162	90.7
Northwest	14	14	0.0	15	14	7.1	788	726	8.5	5	9	-44.4	822	763	7.7
South Central	8	3	166.7	0	0	--	89	90	-1.1	21	22	-4.5	118	115	2.6
Southeast	11	10	10.0	9	8	12.5	988	821	20.3	46	77	-40.3	1,054	916	15.1
Southwest	39	44	-11.4	0	5	-100.0	1,212	977	24.1	79	135	-41.5	1,330	1,161	14.6
West	40	30	33.3	0	3	-100.0	865	645	34.1	62	84	-26.2	967	762	26.9
Total Edmonton City	**132**	**118**	**11.9**	**46**	**43**	**7.0**	**4,346**	**3,482**	**24.8**	**226**	**338**	**-33.1**	**4,750**	**3,981**	**19.3**
Beaumont Town	7	3	133.3	0	0	--	107	96	11.5	21	37	-43.2	135	136	-0.7
Calmar Town	1	1	0.0	0	1	-100.0	22	13	69.2	11	5	120.0	34	20	70.0
Devon Town	0	0	--	0	0	--	2	0	--	4	2	100.0	6	2	200.0
Fort Saskatchewan City	0	0	--	0	0	--	6	11	-45.5	259	212	22.2	265	223	18.8
Gibbons Town	0	0	--	0	0	--	0	1	-100.0	9	20	-55.0	9	21	-57.1
Leduc City	15	12	25.0	1	0	--	236	209	12.9	38	57	-33.3	290	278	4.3
Leduc County	16	15	6.7	0	0	--	25	13	92.3	70	81	-13.6	111	109	1.8
Morinville Town	1	1	0.0	1	0	--	11	3	266.7	57	44	29.5	70	48	45.8
Parkland County	29	25	16.0	2	3	-33.3	15	20	-25.0	127	135	-5.9	173	183	-5.5
Spruce Grove City	12	7	71.4	0	2	-100.0	182	113	61.1	138	120	15.0	332	242	37.2
St. Albert City	5	5	0.0	0	0	--	44	15	193.3	145	144	0.7	194	164	18.3
Stony Plain Town	0	2	-100.0	0	0	--	42	20	110.0	55	61	-9.8	97	83	16.9
Strathcona County	3	6	-50.0	1	0	--	0	0	--	222	330	-32.7	226	336	-32.7
Sturgeon County	0	3	-100.0	0	0	--	0	0	--	119	116	2.6	119	119	0.0
Other Centres	2	7	-71.4	0	0	--	2	1	100.0	17	17	0.0	21	25	-16.0
Total Rural	**91**	**87**	**4.6**	**5**	**6**	**-16.7**	**694**	**515**	**34.8**	**1,292**	**1,381**	**-6.4**	**2,082**	**1,989**	**4.7**
Grand Total	**223**	**205**	**8.8**	**51**	**49**	**4.1**	**5,040**	**3,997**	**26.1**	**1,518**	**1,719**	**-11.7**	**6,832**	**5,970**	**14.4**

Table 3a: Edmonton Metropolitan Area

Multiple Housing Starts by Zone, Type and Tenure: December 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	16	0	0	0	0	0	0	0	16
Northeast	10	0	47	47	18	0	18	0	75
Northwest	24	0	0	0	23	62	85	0	109
South Central	4	0	0	0	0	6	6	0	10
Southeast	36	0	0	0	14	9	23	3	62
Southwest	40	0	62	62	0	0	0	12	114
West	26	0	0	0	19	0	19	0	45
Total Edmonton City	**156**	**0**	**109**	**109**	**74**	**77**	**151**	**15**	**431**
Beaumont Town	2	0	0	0	0	0	0	0	2
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	8	0	0	0	7	0	7	0	15
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	6	0	0	0	7	0	7	0	13
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	2	0	0	0	0	0	0	0	2
Spruce Grove City	20	0	0	0	3	68	71	0	91
St. Albert City	4	0	0	0	0	0	0	0	4
Stony Plain Town	0	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**42**	**0**	**0**	**0**	**17**	**68**	**85**	**0**	**127**
Grand Total	**198**	**0**	**109**	**109**	**91**	**145**	**236**	**15**	**558**

Table 3b: Edmonton Metropolitan Area

Multiple Housing Starts by Zone, Type and Tenure: Year-to-Date 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	176	0	274	274	3	228	231	23	704
Northeast	118	0	315	315	58	226	284	3	720
Northwest	142	0	0	0	99	207	306	58	506
South Central	70	0	0	0	0	75	75	12	157
Southeast	538	0	126	126	94	247	341	14	1,019
Southwest	570	0	215	215	140	253	393	120	1,298
West	278	0	0	0	102	221	323	43	644
Total Edmonton City	**1,892**	**0**	**930**	**930**	**496**	**1,457**	**1,953**	**273**	**5,048**
Beaumont Town	42	0	0	0	0	0	0	7	49
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	132	0	0	0	47	0	47	4	183
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	168	64	90	154	48	0	48	41	411
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	2	0	36	36	4	0	4	3	45
Parkland County	8	0	0	0	0	0	0	0	8
Spruce Grove City	214	0	104	104	42	68	110	77	505
St. Albert City	66	0	110	110	22	121	143	0	319
Stony Plain Town	64	0	0	0	22	0	22	6	92
Strathcona County	114	0	208	208	18	0	18	0	340
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	2	0	36	36	0	0	0	0	38
Total Rural	**814**	**64**	**584**	**648**	**203**	**189**	**392**	**138**	**1,992**
Grand Total	**2,706**	**64**	**1,514**	**1,578**	**699**	**1,646**	**2,345**	**411**	**7,040**

Table 4a: Edmonton Metropolitan Area

Housing Completions: December 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	15	16	-6.3	21	105	-80.0	36	121	-70.2
Northeast	25	14	78.6	23	129	-82.2	48	143	-66.4
Northwest	61	33	84.8	85	173	-50.9	146	206	-29.1
South Central	5	10	-50.0	6	30	-80.0	11	40	-72.5
Southeast	94	72	30.6	158	61	159.0	252	133	89.5
Southwest	141	135	4.4	118	227	-48.0	259	362	-28.5
West	96	74	29.7	77	20	285.0	173	94	84.0
Total Edmonton City	**437**	**354**	**23.4**	**488**	**745**	**-34.5**	**925**	**1,099**	**-15.8**
Beaumont Town	10	8	25.0	6	4	50.0	16	12	33.3
Calmar Town	2	3	-33.3	0	0	--	2	3	-33.3
Devon Town	0	1	-100.0	2	0	--	2	1	100.0
Fort Saskatchewan City	16	18	-11.1	12	27	-55.6	28	45	-37.8
Gibbons Town	0	3	-100.0	0	0	--	0	3	-100.0
Leduc City	41	46	-10.9	52	10	420.0	93	56	66.1
Leduc County	6	4	50.0	0	0	--	6	4	50.0
Morinville Town	3	5	-40.0	37	0	--	40	5	700.0
Parkland County	0	2	-100.0	0	0	--	0	2	-100.0
Spruce Grove City	8	1	700.0	26	2	1,200.0	34	3	1,033.3
St. Albert City	2	18	-88.9	0	0	--	2	18	-88.9
Stony Plain Town	2	2	0.0	4	6	-33.3	6	8	-25.0
Strathcona County	17	23	-26.1	23	8	187.5	40	31	29.0
Sturgeon County	7	15	-53.3	0	0	--	7	15	-53.3
Other Centres	0	0	--	0	0	--	0	0	--
Total Rural	**114**	**149**	**-23.5**	**162**	**57**	**184.2**	**276**	**206**	**34.0**
Grand Total	**551**	**503**	**9.5**	**650**	**802**	**-19.0**	**1,201**	**1,305**	**-8.0**

Table 4b: Edmonton Metropolitan Area

Housing Completions: Year-to-Date 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	101	111	-9.0	805	535	50.5	906	646	40.2
Northeast	215	178	20.8	785	536	46.5	1,000	714	40.1
Northwest	602	570	5.6	582	797	-27.0	1,184	1,367	-13.4
South Central	108	101	6.9	301	182	65.4	409	283	44.5
Southeast	1,037	915	13.3	1,027	1,575	-34.8	2,064	2,490	-17.1
Southwest	1,224	1,139	7.5	1,172	1,581	-25.9	2,396	2,720	-11.9
West	873	732	19.3	447	398	12.3	1,320	1,130	16.8
Total Edmonton City	**4,160**	**3,746**	**11.1**	**5,119**	**5,604**	**-8.7**	**9,279**	**9,350**	**-0.8**
Beaumont Town	138	189	-27.0	202	55	267.3	340	244	39.3
Calmar Town	19	15	26.7	0	8	--	19	23	-17.4
Devon Town	2	11	-81.8	2	5	-60.0	4	16	-75.0
Fort Saskatchewan City	251	237	5.9	244	139	75.5	495	376	31.6
Gibbons Town	17	18	-5.6	0	0	--	17	18	-5.6
Leduc City	274	264	3.8	233	143	62.9	507	407	24.6
Leduc County	95	101	-5.9	0	0	--	95	101	-5.9
Morinville Town	38	58	-34.5	53	42	26.2	91	100	-9.0
Parkland County	192	183	4.9	2	10	-80.0	194	193	0.5
Spruce Grove City	283	189	49.7	396	419	-5.5	679	608	11.7
St. Albert City	162	168	-3.6	490	128	282.8	652	296	120.3
Stony Plain Town	82	89	-7.9	102	86	18.6	184	175	5.1
Strathcona County	241	329	-26.7	170	240	-29.2	411	569	-27.8
Sturgeon County	110	117	-6.0	0	0	--	110	117	-6.0
Other Centres	27	35	-22.9	36	31	16.1	63	66	-4.5
Total Rural	**1,931**	**2,003**	**-3.6**	**1,930**	**1,306**	**47.8**	**3,861**	**3,309**	**16.7**
Grand Total	**6,091**	**5,749**	**5.9**	**7,049**	**6,910**	**2.0**	**13,140**	**12,659**	**3.8**

Table 5a: Edmonton Metropolitan Area

Single-Detached Housing Completions by Zone and House Type: December 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	1	-100.0	3	1	200.0	11	14	-21.4	1	0	--	15	16	-6.3
Northeast	1	1	0.0	0	1	-100.0	24	12	100.0	0	0	--	25	14	78.6
Northwest	4	0	--	0	3	-100.0	56	30	86.7	1	0	--	61	33	84.8
South Central	1	0	--	0	0	--	4	9	-55.6	0	1	-100.0	5	10	-50.0
Southeast	0	3	-100.0	1	2	-50.0	93	67	38.8	0	0	--	94	72	30.6
Southwest	4	2	100.0	0	0	--	137	133	3.0	0	0	--	141	135	4.4
West	10	3	233.3	0	3	-100.0	85	68	25.0	1	0	--	96	74	29.7
Total Edmonton City	**20**	**10**	**100.0**	**4**	**10**	**-60.0**	**410**	**333**	**23.1**	**3**	**1**	**200.0**	**437**	**354**	**23.4**
Beaumont Town	1	2	-50.0	0	0	--	9	6	50.0	0	0	--	10	8	25.0
Calmar Town	1	2	-50.0	0	0	--	1	1	0.0	0	0	--	2	3	-33.3
Devon Town	0	0	--	0	1	-100.0	0	0	--	0	0	--	0	1	-100.0
Fort Saskatchewan City	2	2	0.0	1	1	0.0	13	15	-13.3	0	0	--	16	18	-11.1
Gibbons Town	0	0	--	0	0	--	0	3	-100.0	0	0	--	0	3	-100.0
Leduc City	5	5	0.0	0	1	-100.0	36	40	-10.0	0	0	--	41	46	-10.9
Leduc County	3	3	0.0	0	0	--	2	0	--	1	1	0.0	6	4	50.0
Morinville Town	0	1	-100.0	0	1	-100.0	3	3	0.0	0	0	--	3	5	-40.0
Parkland County	0	0	--	0	0	--	0	0	--	0	2	-100.0	0	2	-100.0
Spruce Grove City	2	0	--	0	0	--	6	1	500.0	0	0	--	8	1	700.0
St. Albert City	0	3	-100.0	0	0	--	2	15	-86.7	0	0	--	2	18	-88.9
Stony Plain Town	0	0	--	0	0	--	2	2	0.0	0	0	--	2	2	0.0
Strathcona County	4	6	-33.3	0	1	-100.0	13	13	0.0	0	3	-100.0	17	23	-26.1
Sturgeon County	4	8	-50.0	0	0	--	1	5	-80.0	2	2	0.0	7	15	-53.3
Other Centres	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Total Rural	**22**	**32**	**-31.3**	**1**	**5**	**-80.0**	**88**	**104**	**-15.4**	**3**	**8**	**-62.5**	**114**	**149**	**-23.5**
Grand Total	**42**	**42**	**0.0**	**5**	**15**	**-66.7**	**498**	**437**	**14.0**	**6**	**9**	**-33.3**	**551**	**503**	**9.5**

Table 5b: Edmonton Metropolitan Area

Single-Detached Housing Completions by Zone and House Type: Year-to-Date 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	5	12	-58.3	18	16	12.5	73	77	-5.2	5	6	-16.7	101	111	-9.0
Northeast	6	4	50.0	6	7	-14.3	203	165	23.0	0	2	-100.0	215	178	20.8
Northwest	15	8	87.5	7	9	-22.2	577	550	4.9	3	3	0.0	602	570	5.6
South Central	6	2	200.0	0	1	-100.0	97	94	3.2	5	4	25.0	108	101	6.9
Southeast	12	16	-25.0	8	16	-50.0	1,014	879	15.4	3	4	-25.0	1,037	915	13.3
Southwest	45	32	40.6	5	3	66.7	1,166	1,100	6.0	8	4	100.0	1,224	1,139	7.5
West	34	24	41.7	1	8	-87.5	835	693	20.5	3	7	-57.1	873	732	19.3
Total Edmonton City	**123**	**98**	**25.5**	**45**	**60**	**-25.0**	**3,965**	**3,558**	**11.4**	**27**	**30**	**-10.0**	**4,160**	**3,746**	**11.1**
Beaumont Town	7	16	-56.3	0	0	--	131	173	-24.3	0	0	--	138	189	-27.0
Calmar Town	2	4	-50.0	2	0	--	15	10	50.0	0	1	-100.0	19	15	26.7
Devon Town	0	2	-100.0	0	2	-100.0	2	6	-66.7	0	1	-100.0	2	11	-81.8
Fort Saskatchewan City	18	16	12.5	8	14	-42.9	225	207	8.7	0	0	--	251	237	5.9
Gibbons Town	6	1	500.0	2	4	-50.0	9	9	0.0	0	4	-100.0	17	18	-5.6
Leduc City	18	21	-14.3	0	1	-100.0	256	242	5.8	0	0	--	274	264	3.8
Leduc County	42	50	-16.0	0	1	-100.0	39	25	56.0	14	25	-44.0	95	101	-5.9
Morinville Town	4	9	-55.6	2	4	-50.0	32	45	-28.9	0	0	--	38	58	-34.5
Parkland County	98	89	10.1	4	4	0.0	50	50	0.0	40	40	0.0	192	183	4.9
Spruce Grove City	25	11	127.3	0	3	-100.0	257	175	46.9	1	0	--	283	189	49.7
St. Albert City	25	35	-28.6	0	0	--	137	132	3.8	0	1	-100.0	162	168	-3.6
Stony Plain Town	7	20	-65.0	0	1	-100.0	65	52	25.0	10	16	-37.5	82	89	-7.9
Strathcona County	56	57	-1.8	6	20	-70.0	178	246	-27.6	1	6	-83.3	241	329	-26.7
Sturgeon County	53	49	8.2	0	1	-100.0	30	44	-31.8	27	23	17.4	110	117	-6.0
Other Centres	11	20	-45.0	5	3	66.7	10	12	-16.7	1	0	--	27	35	-22.9
Total Rural	**372**	**400**	**-7.0**	**29**	**58**	**-50.0**	**1,436**	**1,428**	**0.6**	**94**	**117**	**-19.7**	**1,931**	**2,003**	**-3.6**
Grand Total	**495**	**498**	**-0.6**	**74**	**118**	**-37.3**	**5,401**	**4,986**	**8.3**	**121**	**147**	**-17.7**	**6,091**	**5,749**	**5.9**

Table 6a: Edmonton Metropolitan Area

Multiple Housing Completions by Zone, Type and Tenure: December 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	18	0	0	0	3	0	3	0	21
Northeast	14	0	0	0	9	0	9	0	23
Northwest	12	0	0	0	22	51	73	0	85
South Central	6	0	0	0	0	0	0	0	6
Southeast	50	0	55	55	36	17	53	0	158
Southwest	76	0	0	0	16	0	16	26	118
West	50	0	0	0	27	0	27	0	77
Total Edmonton City	**226**	**0**	**55**	**55**	**113**	**68**	**181**	**26**	**488**
Beaumont Town	6	0	0	0	0	0	0	0	6
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	12	0	0	0	0	0	0	0	12
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	44	8	0	8	0	0	0	0	52
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	37	37	0	0	0	0	37
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	6	0	0	0	0	0	0	20	26
St. Albert City	0	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	4	0	4	0	4
Strathcona County	10	0	0	0	13	0	13	0	23
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**80**	**8**	**37**	**45**	**17**	**0**	**17**	**20**	**162**
Grand Total	**306**	**8**	**92**	**100**	**130**	**68**	**198**	**46**	**650**

Table 6b: Edmonton Metropolitan Area

Multiple Housing Completions by Zone, Type and Tenure: Year-to-Date 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	132	0	583	583	3	76	79	11	805
Northeast	124	0	364	364	88	209	297	0	785
Northwest	132	0	48	48	96	279	375	27	582
South Central	70	0	55	55	0	166	166	10	301
Southeast	488	6	236	242	142	133	275	22	1,027
Southwest	454	0	148	148	137	348	485	85	1,172
West	304	0	47	47	92	0	92	4	447
Total Edmonton City	**1,704**	**6**	**1,481**	**1,487**	**558**	**1,211**	**1,769**	**159**	**5,119**
Beaumont Town	56	0	104	104	0	0	0	42	202
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	102	0	142	142	0	0	0	0	244
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	122	12	0	12	35	0	35	64	233
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	37	37	4	0	4	12	53
Parkland County	2	0	0	0	0	0	0	0	2
Spruce Grove City	172	0	0	0	18	92	110	114	396
St. Albert City	62	0	428	428	0	0	0	0	490
Stony Plain Town	40	0	34	34	22	0	22	6	102
Strathcona County	120	0	0	0	50	0	50	0	170
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	36	36	0	0	0	0	36
Total Rural	**678**	**12**	**781**	**793**	**129**	**92**	**221**	**238**	**1,930**
Grand Total	**2,382**	**18**	**2,262**	**2,280**	**687**	**1,303**	**1,990**	**397**	**7,049**

Table 7: Edmonton Metropolitan Area

Housing Under Construction by Zone: December 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	129	81	59.3	1,947	2,092	-6.9	2,076	2,173	-4.5
Northeast	230	92	150.0	765	848	-9.8	995	940	5.9
Northwest	653	483	35.2	841	894	-5.9	1,494	1,377	8.5
South Central	98	90	8.9	297	441	-32.7	395	531	-25.6
Southeast	569	533	6.8	1,125	1,062	5.9	1,694	1,595	6.2
Southwest	877	788	11.3	2,231	1,867	19.5	3,108	2,655	17.1
West	573	476	20.4	727	556	30.8	1,300	1,032	26.0
Total Edmonton City	**3,129**	**2,543**	**23.0**	**7,933**	**7,760**	**2.2**	**11,062**	**10,303**	**7.4**
Beaumont Town	116	119	-2.5	28	181	-84.5	144	300	-52.0
Calmar Town	32	17	88.2	0	0	--	32	17	88.2
Devon Town	6	2	200.0	0	0	--	6	2	200.0
Fort Saskatchewan City	148	134	10.4	131	192	-31.8	279	326	-14.4
Gibbons Town	7	15	-53.3	0	0	--	7	15	-53.3
Leduc City	231	214	7.9	482	307	57.0	713	521	36.9
Leduc County	128	112	14.3	0	0	--	128	112	14.3
Morinville Town	61	29	110.3	45	53	-15.1	106	82	29.3
Parkland County	124	144	-13.9	6	0	--	130	144	-9.7
Spruce Grove City	216	169	27.8	543	432	25.7	759	601	26.3
St. Albert City	135	103	31.1	455	626	-27.3	590	729	-19.1
Stony Plain Town	64	49	30.6	59	71	-16.9	123	120	2.5
Strathcona County	186	203	-8.4	346	176	96.6	532	379	40.4
Sturgeon County	98	89	10.1	0	0	--	98	89	10.1
Other Centres	17	23	-26.1	6	4	50.0	23	27	-14.8
Total Rural	**1,569**	**1,422**	**10.3**	**2,101**	**2,042**	**2.9**	**3,670**	**3,464**	**5.9**
Grand Total	**4,698**	**3,965**	**18.5**	**10,034**	**9,802**	**2.4**	**14,732**	**13,767**	**7.0**

Table 8: Edmonton Metropolitan Area

Single-Detached Housing Under Construction by Zone and House Type: December 2014

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	13	7	85.7	8	9	-11.1	100	58	72.4	8	7	14.3	129	81	59.3
Northeast	7	5	40.0	6	2	200.0	217	85	155.3	0	0	--	230	92	150.0
Northwest	9	11	-18.2	13	7	85.7	625	458	36.5	6	7	-14.3	653	483	35.2
South Central	5	2	150.0	0	0	--	76	71	7.0	17	17	0.0	98	90	8.9
Southeast	4	6	-33.3	5	3	66.7	536	491	9.2	24	33	-27.3	569	533	6.8
Southwest	26	31	-16.1	0	5	-100.0	806	650	24.0	45	102	-55.9	877	788	11.3
West	25	18	38.9	0	1	-100.0	508	413	23.0	40	44	-9.1	573	476	20.4
Total Edmonton City	**89**	**80**	**11.3**	**32**	**27**	**18.5**	**2,868**	**2,226**	**28.8**	**140**	**210**	**-33.3**	**3,129**	**2,543**	**23.0**
Beaumont Town	5	3	66.7	0	0	--	100	83	20.5	11	33	-66.7	116	119	-2.5
Calmar Town	1	1	0.0	0	2	-100.0	22	12	83.3	9	2	350.0	32	17	88.2
Devon Town	0	0	--	0	0	--	2	1	100.0	4	1	300.0	6	2	200.0
Fort Saskatchewan City	6	1	500.0	0	0	--	42	30	40.0	100	103	-2.9	148	134	10.4
Gibbons Town	0	0	--	0	0	--	0	1	-100.0	7	14	-50.0	7	15	-53.3
Leduc City	14	8	75.0	1	0	--	189	161	17.4	27	45	-40.0	231	214	7.9
Leduc County	22	20	10.0	0	0	--	53	27	96.3	53	65	-18.5	128	112	14.3
Morinville Town	1	0	--	0	0	--	10	4	150.0	50	25	100.0	61	29	110.3
Parkland County	25	33	-24.2	1	1	0.0	19	30	-36.7	79	80	-1.3	124	144	-13.9
Spruce Grove City	10	9	11.1	0	0	--	113	87	29.9	93	73	27.4	216	169	27.8
St. Albert City	10	5	100.0	0	0	--	48	23	108.7	77	75	2.7	135	103	31.1
Stony Plain Town	1	4	-75.0	0	0	--	27	13	107.7	36	32	12.5	64	49	30.6
Strathcona County	18	18	0.0	1	4	-75.0	57	66	-13.6	110	115	-4.3	186	203	-8.4
Sturgeon County	1	3	-66.7	0	0	--	0	0	--	97	86	12.8	98	89	10.1
Other Centres	5	8	-37.5	0	1	-100.0	1	1	0.0	11	13	-15.4	17	23	-26.1
Total Rural	**119**	**113**	**5.3**	**3**	**8**	**-62.5**	**683**	**539**	**26.7**	**764**	**762**	**0.3**	**1,569**	**1,422**	**10.3**
Grand Total	**208**	**193**	**7.8**	**35**	**35**	**0.0**	**3,551**	**2,765**	**28.4**	**904**	**972**	**-7.0**	**4,698**	**3,965**	**18.5**

Table 9: Edmonton Metropolitan Area

Multiple Housing Under Construction by Zone, Type and Tenure: December 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	156	4	559	563	10	1,187	1,197	31	1,947
Northeast	84	0	393	393	45	226	271	17	765
Northwest	100	0	0	0	119	557	676	65	841
South Central	66	0	121	121	0	101	101	9	297
Southeast	322	0	423	423	71	298	369	11	1,125
Southwest	418	0	333	333	239	1,126	1,365	115	2,231
West	150	0	190	190	119	220	339	48	727
Total Edmonton City	**1,296**	**4**	**2,019**	**2,023**	**603**	**3,715**	**4,318**	**296**	**7,933**
Beaumont Town	24	0	0	0	0	0	0	4	28
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	80	0	0	0	47	0	47	4	131
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	102	72	90	162	26	160	186	32	482
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	2	0	36	36	4	0	4	3	45
Parkland County	6	0	0	0	0	0	0	0	6
Spruce Grove City	158	0	247	247	51	68	119	19	543
St. Albert City	32	0	188	188	42	193	235	0	455
Stony Plain Town	40	0	0	0	19	0	19	0	59
Strathcona County	60	0	208	208	20	58	78	0	346
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	2	4	0	4	0	0	0	0	6
Total Rural	**506**	**76**	**769**	**845**	**209**	**479**	**688**	**62**	**2,101**
Grand Total	**1,802**	**80**	**2,788**	**2,868**	**812**	**4,194**	**5,006**	**358**	**10,034**

Table 10: Edmonton Metropolitan Area

Housing Starts: 2014 vs 2013

Month	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	388	304	27.6	388	315	23.2	776	619	25.4
February	492	395	24.6	295	659	-55.2	787	1,054	-25.3
March	429	426	0.7	323	750	-56.9	752	1,176	-36.1
April	544	560	-2.9	711	943	-24.6	1,255	1,503	-16.5
May	504	526	-4.2	712	1,338	-46.8	1,216	1,864	-34.8
June	580	589	-1.5	924	1,161	-20.4	1,504	1,750	-14.1
July	686	542	26.6	440	540	-18.5	1,126	1,082	4.1
August	685	614	11.6	637	281	126.7	1,322	895	47.7
September	616	518	18.9	684	559	22.4	1,300	1,077	20.7
October	739	540	36.9	508	777	-34.6	1,247	1,317	-5.3
November	641	567	13.1	860	558	54.1	1,501	1,125	33.4
December	528	389	35.7	558	838	-33.4	1,086	1,227	-11.5
Total	**6,832**	**5,970**	**14.4**	**7,040**	**8,719**	**-19.3**	**13,872**	**14,689**	**-5.6**

Table 11: Edmonton Metropolitan Area

Housing Completions: 2014 vs 2013

Month	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	363	417	-12.9	765	620	23.4	1,128	1,037	8.8
February	590	410	43.9	362	604	-40.1	952	1,014	-6.1
March	424	361	17.5	348	572	-39.2	772	933	-17.3
April	479	513	-6.6	683	570	19.8	1,162	1,083	7.3
May	453	454	-0.2	268	545	-50.8	721	999	-27.8
June	517	445	16.2	883	603	46.4	1,400	1,048	33.6
July	615	504	22.0	744	414	79.7	1,359	918	48.0
August	591	600	-1.5	564	480	17.5	1,155	1,080	6.9
September	423	420	0.7	401	433	-7.4	824	853	-3.4
October	486	542	-10.3	429	320	34.1	915	862	6.1
November	599	580	3.3	952	947	0.5	1,551	1,527	1.6
December	551	503	9.5	650	802	-19.0	1,201	1,305	-8.0
Total	**6,091**	**5,749**	**5.9**	**7,049**	**6,910**	**2.0**	**13,140**	**12,659**	**3.8**

Table 12: Edmonton Metropolitan Area

Housing Under Construction: 2014 vs 2013

Month	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	3,990	3,636	9.7	9,379	7,862	19.3	13,369	11,498	16.3
February	3,890	3,619	7.5	9,337	8,018	16.5	13,227	11,637	13.7
March	3,895	3,684	5.7	9,310	8,193	13.6	13,205	11,877	11.2
April	3,959	3,731	6.1	9,388	8,566	9.6	13,347	12,297	8.5
May	4,010	3,803	5.4	9,828	9,359	5.0	13,838	13,162	5.1
June	4,071	3,946	3.2	9,869	9,913	-0.4	13,940	13,859	0.6
July	4,142	3,984	4.0	9,782	10,035	-2.5	13,924	14,019	-0.7
August	4,234	3,996	6.0	9,856	9,834	0.2	14,090	13,830	1.9
September	4,426	4,094	8.1	10,139	9,960	1.8	14,565	14,054	3.6
October	4,678	4,092	14.3	10,220	10,153	0.7	14,898	14,245	4.6
November	4,719	4,078	15.7	10,025	9,767	2.6	14,744	13,845	6.5
December	4,698	3,965	18.5	10,034	9,802	2.4	14,732	13,767	7.0

Table 13: Edmonton Metropolitan Area

Single-Detached Housing Starts by Month and House Type: Year-to-Date 2014

Month	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	12	8	50.0	3	4	-25.0	285	219	30.1	88	73	20.5	388	304	27.6
February	14	14	0.0	9	1	800.0	368	292	26.4	100	88	13.6	492	395	24.6
March	11	21	-47.6	1	7	-85.7	328	295	11.2	89	103	-13.6	429	426	0.7
April	24	9	166.7	2	6	-66.7	407	406	0.2	111	139	-20.1	544	560	-2.9
May	16	14	14.3	5	3	66.7	388	332	16.9	95	177	-46.3	504	526	-4.2
June	13	24	-45.8	6	5	20.0	445	381	16.8	116	179	-35.2	580	589	-1.5
July	25	15	66.7	6	3	100.0	503	348	44.5	152	176	-13.6	686	542	26.6
August	24	21	14.3	4	4	0.0	503	366	37.4	154	223	-30.9	685	614	11.6
September	21	18	16.7	7	4	75.0	415	347	19.6	173	149	16.1	616	518	18.9
October	22	27	-18.5	5	2	150.0	531	345	53.9	181	166	9.0	739	540	36.9
November	23	23	0.0	1	3	-66.7	470	381	23.4	147	160	-8.1	641	567	13.1
December	18	11	63.6	2	7	-71.4	396	285	38.9	112	86	30.2	528	389	35.7
Total	**223**	**205**	**8.8**	**51**	**49**	**4.1**	**5,040**	**3,997**	**26.1**	**1,518**	**1,719**	**-11.7**	**6,832**	**5,970**	**14.4**

Table 14: Edmonton Metropolitan Area

Single-Detached Housing Completions by Month and House Type: Year-to-Date 2014

Month	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	24	31	-22.6	7	9	-22.2	325	364	-10.7	7	13	-46.2	363	417	-12.9
February	54	31	74.2	11	4	175.0	520	363	43.3	5	12	-58.3	590	410	43.9
March	32	29	10.3	5	5	0.0	378	323	17.0	9	4	125.0	424	361	17.5
April	31	70	-55.7	3	16	-81.3	436	414	5.3	9	13	-30.8	479	513	-6.6
May	60	36	66.7	10	13	-23.1	368	392	-6.1	15	13	15.4	453	454	-0.2
June	33	27	22.2	10	9	11.1	468	398	17.6	6	11	-45.5	517	445	16.2
July	51	52	-1.9	6	12	-50.0	543	422	28.7	15	18	-16.7	615	504	22.0
August	56	56	0.0	6	7	-14.3	518	524	-1.1	11	13	-15.4	591	600	-1.5
September	24	26	-7.7	3	8	-62.5	385	374	2.9	11	12	-8.3	423	420	0.7
October	23	44	-47.7	5	7	-28.6	448	479	-6.5	10	12	-16.7	486	542	-10.3
November	65	54	20.4	3	13	-76.9	514	496	3.6	17	17	0.0	599	580	3.3
December	42	42	0.0	5	15	-66.7	498	437	14.0	6	9	-33.3	551	503	9.5
Total	**495**	**498**	**-0.6**	**74**	**118**	**-37.3**	**5,401**	**4,986**	**8.3**	**121**	**147**	**-17.7**	**6,091**	**5,749**	**5.9**

Table 15: Edmonton Metropolitan Area

Single-Detached Housing Under Construction by Month and House Type: Year-to-Date 2014

Month	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	210	198	6.1	34	44	-22.7	2,824	2,396	17.9	922	998	-7.6	3,990	3,636	9.7
February	210	196	7.1	37	48	-22.9	2,810	2,426	15.8	833	949	-12.2	3,890	3,619	7.5
March	207	205	1.0	35	56	-37.5	2,862	2,512	13.9	791	911	-13.2	3,895	3,684	5.7
April	221	186	18.8	36	53	-32.1	2,951	2,649	11.4	751	843	-10.9	3,959	3,731	6.1
May	220	183	20.2	34	50	-32.0	3,090	2,712	13.9	666	858	-22.4	4,010	3,803	5.4
June	223	196	13.8	32	49	-34.7	3,131	2,772	13.0	685	929	-26.3	4,071	3,946	3.2
July	214	190	12.6	33	46	-28.3	3,176	2,801	13.4	719	947	-24.1	4,142	3,984	4.0
August	219	191	14.7	35	48	-27.1	3,279	2,764	18.6	701	993	-29.4	4,234	3,996	6.0
September	231	198	16.7	40	46	-13.0	3,390	2,831	19.7	765	1,019	-24.9	4,426	4,094	8.1
October	238	213	11.7	40	43	-7.0	3,533	2,810	25.7	867	1,026	-15.5	4,678	4,092	14.3
November	220	208	5.8	38	37	2.7	3,561	2,815	26.5	900	1,018	-11.6	4,719	4,078	15.7
December	208	193	7.8	35	35	0.0	3,551	2,765	28.4	904	972	-7.0	4,698	3,965	18.5

Table 16: Edmonton Metropolitan Area

Multiple Housing Starts by Month, Type, and Tenure: Year-to-Date 2014

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	128	0	126	126	21	109	130	4	388
February	160	0	40	40	51	20	71	24	295
March	242	0	0	0	7	67	74	7	323
April	272	0	181	181	101	116	217	41	711
May	256	0	159	159	81	180	261	36	712
June	264	0	40	40	72	449	521	99	924
July	254	4	48	52	63	0	63	71	440
August	210	0	92	92	56	242	298	37	637
September	236	4	288	292	37	82	119	37	684
October	262	0	88	88	64	74	138	20	508
November	224	56	343	399	55	162	217	20	860
December	198	0	109	109	91	145	236	15	558
Total	**2,706**	**64**	**1,514**	**1,578**	**699**	**1,646**	**2,345**	**411**	**7,040**

Table 17: Edmonton Metropolitan Area

Multiple Housing Completions by Month, Type, and Tenure: Year-to-Date 2014

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	166	0	305	305	58	210	268	26	765
February	174	6	64	70	9	51	60	58	362
March	200	0	31	31	34	75	109	8	348
April	186	0	281	281	19	168	187	29	683
May	168	0	0	0	44	12	56	44	268
June	176	0	547	547	69	78	147	13	883
July	200	0	308	308	126	77	203	33	744
August	212	0	186	186	35	86	121	45	564
September	146	0	118	118	46	79	125	12	401
October	178	0	196	196	25	0	25	30	429
November	270	4	134	138	92	399	491	53	952
December	306	8	92	100	130	68	198	46	650
Total	**2,382**	**18**	**2,262**	**2,280**	**687**	**1,303**	**1,990**	**397**	**7,049**

Table 18: Edmonton Metropolitan Area

Multiple Housing Under Construction by Month, Type, and Tenure: Year-to-Date 2014

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	1,434	14	2,423	2,437	788	4,400	5,188	320	9,379
February	1,424	13	2,399	2,412	825	4,390	5,215	286	9,337
March	1,464	13	2,537	2,550	798	4,213	5,011	285	9,310
April	1,552	13	2,644	2,657	880	4,002	4,882	297	9,388
May	1,640	8	2,928	2,936	922	4,041	4,963	289	9,828
June	1,728	12	2,421	2,433	925	4,412	5,337	371	9,869
July	1,780	16	2,470	2,486	853	4,245	5,098	418	9,782
August	1,778	16	2,603	2,619	874	4,174	5,048	411	9,856
September	1,868	20	2,773	2,793	865	4,177	5,042	436	10,139
October	1,954	20	2,665	2,685	904	4,251	5,155	426	10,220
November	1,910	88	2,769	2,857	855	4,014	4,869	389	10,025
December	1,802	80	2,788	2,868	812	4,194	5,006	358	10,034

Table 19: Edmonton Metropolitan Area

Complete and Unabsorbed Units by Zone and Type: December 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	4	11	-63.6	38	123	-69.1	42	134	-68.7
Northeast	39	22	77.3	146	105	39.0	185	127	45.7
Northwest	84	104	-19.2	33	79	-58.2	117	183	-36.1
South Central	6	5	20.0	13	14	-7.1	19	19	0.0
Southeast	73	114	-36.0	55	93	-40.9	128	207	-38.2
Southwest	29	50	-42.0	137	128	7.0	166	178	-6.7
West	30	29	3.4	9	18	-50.0	39	47	-17.0
Total Edmonton City	**265**	**335**	**-20.9**	**431**	**560**	**-23.0**	**696**	**895**	**-22.2**
Beaumont Town	17	36	-52.8	2	5	-60.0	19	41	-53.7
Calmar Town	1	2	-50.0	0	0	--	1	2	-50.0
Devon Town	0	3	-100.0	0	3	-100.0	0	6	-100.0
Fort Saskatchewan City	48	34	41.2	11	13	-15.4	59	47	25.5
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	43	33	30.3	37	9	311.1	80	42	90.5
Leduc County	6	6	0.0	0	0	--	6	6	0.0
Morinville Town	1	16	-93.8	0	26	-100.0	1	42	-97.6
Parkland County	10	9	11.1	2	0	--	12	9	33.3
Spruce Grove City	48	35	37.1	72	34	111.8	120	69	73.9
St. Albert City	32	43	-25.6	27	16	68.8	59	59	0.0
Stony Plain Town	17	20	-15.0	46	73	-37.0	63	93	-32.3
Strathcona County	32	44	-27.3	22	23	-4.3	54	67	-19.4
Sturgeon County	0	0	--	0	0	--	0	0	--
Other Centres	3	4	-25.0	0	0	--	3	4	-25.0
Total Rural	**258**	**285**	**-9.5**	**219**	**202**	**8.4**	**477**	**487**	**-2.1**
Grand Total	**523**	**620**	**-15.6**	**650**	**762**	**-14.7**	**1,173**	**1,382**	**-15.1**

Table 20: Edmonton Metropolitan Area

Complete and Unabsorbed Units by Zone and Type: Year-to-Date 2014

Month	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	580	620	-6.5	846	873	-3.1	1,426	1,493	-4.5
February	666	629	5.9	835	850	-1.8	1,501	1,479	1.5
March	675	647	4.3	789	903	-12.6	1,464	1,550	-5.5
April	635	675	-5.9	909	905	0.4	1,544	1,580	-2.3
May	606	624	-2.9	890	866	2.8	1,496	1,490	0.4
June	558	576	-3.1	782	848	-7.8	1,340	1,424	-5.9
July	567	579	-2.1	853	656	30.0	1,420	1,235	15.0
August	542	594	-8.8	873	646	35.1	1,415	1,240	14.1
September	527	549	-4.0	691	602	14.8	1,218	1,151	5.8
October	505	604	-16.4	659	635	3.8	1,164	1,239	-6.1
November	533	641	-16.8	655	718	-8.8	1,188	1,359	-12.6
December	523	620	-15.6	650	762	-14.7	1,173	1,382	-15.1

Table 21: Edmonton Metropolitan Area

Complete and Unabsorbed Single-Detached Units by Zone and House Type: December 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	0	--	0	2	-100.0	2	8	-75.0	2	1	100.0	4	11	-63.6
Northeast	0	1	-100.0	0	0	--	39	21	85.7	0	0	--	39	22	77.3
Northwest	0	2	-100.0	2	2	0.0	81	98	-17.3	1	2	-50.0	84	104	-19.2
South Central	0	0	--	0	0	--	6	5	20.0	0	0	--	6	5	20.0
Southeast	1	5	-80.0	0	0	--	72	108	-33.3	0	1	-100.0	73	114	-36.0
Southwest	1	4	-75.0	0	0	--	28	46	-39.1	0	0	--	29	50	-42.0
West	1	3	-66.7	0	1	-100.0	29	25	16.0	0	0	--	30	29	3.4
Total Edmonton City	**3**	**15**	**-80.0**	**2**	**5**	**-60.0**	**257**	**311**	**-17.4**	**3**	**4**	**-25.0**	**265**	**335**	**-20.9**
Beaumont Town	0	3	-100.0	0	0	--	17	33	-48.5	0	0	--	17	36	-52.8
Calmar Town	0	1	-100.0	0	0	--	1	1	0.0	0	0	--	1	2	-50.0
Devon Town	0	0	--	0	1	-100.0	0	2	-100.0	0	0	--	0	3	-100.0
Fort Saskatchewan City	2	1	100.0	2	0	--	44	33	33.3	0	0	--	48	34	41.2
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	2	5	-60.0	0	0	--	41	28	46.4	0	0	--	43	33	30.3
Leduc County	1	5	-80.0	0	0	--	5	1	400.0	0	0	--	6	6	0.0
Morinville Town	0	1	-100.0	0	2	-100.0	1	13	-92.3	0	0	--	1	16	-93.8
Parkland County	5	6	-16.7	0	0	--	2	1	100.0	3	2	50.0	10	9	11.1
Spruce Grove City	9	4	125.0	0	2	-100.0	39	29	34.5	0	0	--	48	35	37.1
St. Albert City	6	4	50.0	0	1	-100.0	26	37	-29.7	0	1	-100.0	32	43	-25.6
Stony Plain Town	1	2	-50.0	0	0	--	14	11	27.3	2	7	-71.4	17	20	-15.0
Strathcona County	7	9	-22.2	0	4	-100.0	25	31	-19.4	0	0	--	32	44	-27.3
Sturgeon County	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	2	3	-33.3	0	0	--	1	1	0.0	0	0	--	3	4	-25.0
Total Rural	**35**	**44**	**-20.5**	**2**	**10**	**-80.0**	**216**	**221**	**-2.3**	**5**	**10**	**-50.0**	**258**	**285**	**-9.5**
Grand Total	**38**	**59**	**-35.6**	**4**	**15**	**-73.3**	**473**	**532**	**-11.1**	**8**	**14**	**-42.9**	**523**	**620**	**-15.6**

Table 22: Edmonton Metropolitan Area

Complete and Unabsorbed Single-Detached Units by Month and House Type: Year-to-Date 2014

Month	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	55	50	10.0	13	17	-23.5	497	535	-7.1	15	18	-16.7	580	620	-6.5
February	53	50	6.0	11	15	-26.7	586	545	7.5	16	19	-15.8	666	629	5.9
March	54	56	-3.6	11	14	-21.4	598	559	7.0	12	18	-33.3	675	647	4.3
April	52	60	-13.3	13	18	-27.8	559	578	-3.3	11	19	-42.1	635	675	-5.9
May	53	55	-3.6	13	19	-31.6	525	528	-0.6	15	22	-31.8	606	624	-2.9
June	51	48	6.3	12	16	-25.0	484	492	-1.6	11	20	-45.0	558	576	-3.1
July	43	54	-20.4	6	15	-60.0	505	490	3.1	13	20	-35.0	567	579	-2.1
August	41	53	-22.6	7	12	-41.7	483	513	-5.8	11	16	-31.3	542	594	-8.8
September	44	50	-12.0	6	13	-53.8	466	472	-1.3	11	14	-21.4	527	549	-4.0
October	39	47	-17.0	4	12	-66.7	452	527	-14.2	10	18	-44.4	505	604	-16.4
November	42	53	-20.8	5	12	-58.3	478	561	-14.8	8	15	-46.7	533	641	-16.8
December	38	59	-35.6	4	15	-73.3	473	532	-11.1	8	14	-42.9	523	620	-15.6

Table 23: Edmonton Metropolitan Area

Complete and Unabsorbed Multiple Units by Zone, Type, and Tenure: December 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	26	0	6	6	0	6	6	0	38
Northeast	26	0	107	107	0	13	13	0	146
Northwest	16	0	0	0	10	7	17	0	33
South Central	6	0	0	0	0	3	3	4	13
Southeast	32	0	9	9	4	7	11	3	55
Southwest	44	0	0	0	10	78	88	5	137
West	8	0	0	0	0	0	0	1	9
Total Edmonton City	**158**	**0**	**122**	**122**	**24**	**114**	**138**	**13**	**431**
Beaumont Town	2	0	0	0	0	0	0	0	2
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	11	0	0	0	0	0	0	0	11
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	13	23	0	23	0	0	0	1	37
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	2	0	0	0	0	0	0	0	2
Spruce Grove City	23	0	0	0	3	42	45	4	72
St. Albert City	7	0	20	20	0	0	0	0	27
Stony Plain Town	19	0	10	10	11	0	11	6	46
Strathcona County	16	0	1	1	5	0	5	0	22
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**93**	**23**	**31**	**54**	**19**	**42**	**61**	**11**	**219**
Grand Total	**251**	**23**	**153**	**176**	**43**	**156**	**199**	**24**	**650**

Table 24: Edmonton Metropolitan Area

Complete and Unabsorbed Multiple Units by Month, Type, and Tenure: Year-to-Date 2014

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	263	7	167	174	96	284	380	29	846
February	252	11	208	219	67	269	336	28	835
March	269	6	166	172	55	264	319	29	789
April	244	4	280	284	53	291	344	37	909
May	252	0	251	251	61	291	352	35	890
June	219	0	210	210	44	272	316	37	782
July	189	0	382	382	39	219	258	24	853
August	215	0	396	396	41	201	242	20	873
September	198	0	221	221	53	197	250	22	691
October	179	0	238	238	53	166	219	23	659
November	230	19	185	204	32	167	199	22	655
December	251	23	153	176	43	156	199	24	650

Table 25: Edmonton Metropolitan Area

Unabsorbed Single-Detached Units by Zone and Months Since Completion: December 2014

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Central	2	1	0	1	0	0	0	0	0	0	0	0	0	4
Northeast	8	3	5	4	1	2	2	1	0	0	1	2	10	39
Northwest	16	9	7	2	7	4	2	0	2	5	3	0	27	84
South Central	0	0	4	1	0	0	0	1	0	0	0	0	0	6
Southeast	11	1	4	3	1	7	1	4	1	1	1	2	36	73
Southwest	21	1	3	2	0	2	0	0	0	0	0	0	0	29
West	18	6	3	1	0	1	0	0	0	0	0	0	1	30
Total Edmonton City	**76**	**21**	**26**	**14**	**9**	**16**	**5**	**6**	**3**	**6**	**5**	**4**	**74**	**265**
Beaumont Town	2	0	1	1	4	2	2	1	0	1	1	0	2	17
Calmar Town	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Devon Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	6	15	6	7	1	1	3	0	1	0	0	0	8	48
Gibbons Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leduc City	13	10	2	1	2	1	0	1	1	0	2	0	10	43
Leduc County	0	1	1	1	0	2	0	0	0	0	0	0	1	6
Morinville Town	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Parkland County	0	2	1	0	1	1	2	0	0	0	0	0	3	10
Spruce Grove City	1	17	0	1	7	3	0	4	3	0	5	0	7	48
St. Albert City	0	5	3	2	2	4	2	2	1	0	2	0	9	32
Stony Plain Town	0	6	0	1	4	0	0	2	1	0	0	0	3	17
Strathcona County	3	3	0	5	1	4	0	2	0	1	0	0	13	32
Sturgeon County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Centres	0	2	0	0	0	0	0	0	0	0	0	0	1	3
Total Rural	**25**	**61**	**14**	**20**	**22**	**18**	**9**	**12**	**7**	**2**	**10**	**0**	**58**	**258**
Grand Total	**101**	**82**	**40**	**34**	**31**	**34**	**14**	**18**	**10**	**8**	**15**	**4**	**132**	**523**

Table 26: Edmonton Metropolitan Area

Unabsorbed Multiple Units by Zone and Months Since Completion: December 2014

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Central	10	5	3	3	4	0	0	0	0	6	0	0	7	38
Northeast	12	9	89	0	2	3	0	0	0	2	0	3	26	146
Northwest	10	7	0	1	0	3	3	0	0	0	0	0	9	33
South Central	0	4	0	2	3	1	2	0	0	0	1	0	0	13
Southeast	9	2	9	0	0	1	0	7	0	0	0	3	24	55
Southwest	29	8	4	0	2	2	0	9	1	22	0	48	12	137
West	8	0	1	0	0	0	0	0	0	0	0	0	0	9
Total Edmonton City	**78**	**35**	**106**	**6**	**11**	**10**	**5**	**16**	**1**	**30**	**1**	**54**	**78**	**431**
Beaumont Town	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Calmar Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	2	3	0	2	0	1	0	0	0	0	0	0	3	11
Gibbons Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leduc City	16	5	0	7	0	0	0	4	1	0	0	0	4	37
Leduc County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	2	0	0	0	0	0	0	0	0	2
Spruce Grove City	5	13	3	0	7	0	0	1	42	0	1	0	0	72
St. Albert City	0	3	0	0	0	20	0	2	0	0	2	0	0	27
Stony Plain Town	2	22	0	0	0	0	0	0	0	0	0	0	22	46
Strathcona County	5	1	1	4	4	2	0	0	0	0	0	0	5	22
Sturgeon County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Rural	**32**	**47**	**4**	**13**	**13**	**23**	**0**	**7**	**43**	**0**	**3**	**0**	**34**	**219**
Grand Total	**110**	**82**	**110**	**19**	**24**	**33**	**5**	**23**	**44**	**30**	**4**	**54**	**112**	**650**

Table 27: Edmonton Metropolitan Area

Unabsorbed Single-Detached Dwellings by Zone and Price Range: December 2014

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	0	0	0	0	0	4	4
Northeast	0	4	13	20	2	0	39
Northwest	0	10	17	43	10	4	84
South Central	0	0	0	0	1	5	6
Southeast	0	21	20	19	8	5	73
Southwest	0	5	6	6	5	7	29
West	1	4	11	7	3	4	30
Total Edmonton City	**1**	**44**	**67**	**95**	**29**	**29**	**265**
Beaumont Town	0	5	5	7	0	0	17
Calmar Town	0	0	1	0	0	0	1
Devon Town	0	0	0	0	0	0	0
Fort Saskatchewan City	0	5	19	17	4	3	48
Gibbons Town	0	0	0	0	0	0	0
Leduc City	0	10	15	17	1	0	43
Leduc County	0	0	0	0	1	5	6
Morinville Town	0	0	1	0	0	0	1
Parkland County	3	0	1	0	2	4	10
Spruce Grove City	1	6	13	13	8	7	48
St. Albert City	0	0	2	9	8	13	32
Stony Plain Town	0	3	6	1	4	3	17
Strathcona County	0	0	3	10	9	10	32
Sturgeon County	0	0	0	0	0	0	0
Other Centres	0	0	1	0	1	1	3
Total Rural	**4**	**29**	**67**	**74**	**38**	**46**	**258**
Grand Total	**5**	**73**	**134**	**169**	**67**	**75**	**523**

Table 28: Edmonton Metropolitan Area

Unabsorbed Single-Detached Dwellings by Month and Price Range: Year-to-Date: 2014

Month	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
January	11	93	206	149	60	61	580
February	9	120	219	171	75	72	666
March	7	125	228	170	64	81	675
April	8	107	225	171	60	64	635
May	8	107	206	160	61	64	606
June	6	100	174	153	66	59	558
July	10	83	185	160	70	59	567
August	12	81	163	163	65	58	542
September	14	82	153	147	66	65	527
October	10	68	136	157	59	75	505
November	8	74	146	164	69	72	533
December	5	73	134	169	67	75	523

Table 29a: Edmonton Metropolitan Area

Absorbed Single-Detached Dwellings by Zone and Price Range: December 2014

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	0	0	1	2	1	2	6
Northeast	0	4	8	5	0	1	18
Northwest	0	6	19	18	2	7	52
South Central	0	0	0	0	2	0	2
Southeast	0	23	42	22	5	7	99
Southwest	0	21	35	31	10	47	144
West	0	17	26	24	16	12	95
Total Edmonton City	**0**	**71**	**131**	**102**	**36**	**76**	**416**
Beaumont Town	1	0	3	5	1	0	10
Calmar Town	1	2	0	0	0	0	3
Devon Town	0	0	0	0	0	0	0
Fort Saskatchewan City	0	2	10	5	2	1	20
Gibbons Town	0	0	0	0	0	0	0
Leduc City	0	13	11	5	1	0	30
Leduc County	2	0	2	1	2	0	7
Morinville Town	0	4	0	0	0	0	4
Parkland County	0	0	0	0	0	0	0
Spruce Grove City	0	1	7	6	2	0	16
St. Albert City	0	0	1	3	4	2	10
Stony Plain Town	0	1	2	1	0	1	5
Strathcona County	0	1	3	7	1	3	15
Sturgeon County	0	3	2	0	1	1	7
Other Centres	0	0	0	0	0	0	0
Total Rural	**4**	**27**	**41**	**33**	**14**	**8**	**127**
Grand Total	**4**	**98**	**172**	**135**	**50**	**84**	**543**

Table 29b: Edmonton Metropolitan Area

Absorbed Single-Detached Dwellings by Zone and Price Range: Year-to-Date 2014

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	4	19	13	14	5	19	74
Northeast	1	43	77	65	12	4	202
Northwest	2	103	207	207	54	39	612
South Central	2	2	13	16	16	39	88
Southeast	20	303	383	238	84	37	1,065
Southwest	7	194	291	297	141	314	1,244
West	2	150	313	210	76	122	873
Total Edmonton City	**38**	**814**	**1,297**	**1,047**	**388**	**574**	**4,158**
Beaumont Town	1	23	65	56	7	5	157
Calmar Town	8	11	0	0	0	0	19
Devon Town	0	1	3	1	0	0	5
Fort Saskatchewan City	0	42	107	55	16	16	236
Gibbons Town	0	15	2	0	0	0	17
Leduc City	0	105	91	53	14	1	264
Leduc County	5	8	23	15	27	16	94
Morinville Town	0	25	24	3	0	0	52
Parkland County	9	3	4	6	12	42	76
Spruce Grove City	4	64	108	55	21	8	260
St. Albert City	0	2	15	51	50	47	165
Stony Plain Town	1	27	22	17	0	11	78
Strathcona County	0	7	47	96	31	50	231
Sturgeon County	12	9	13	17	22	25	98
Other Centres	2	12	2	1	3	3	23
Total Rural	**42**	**354**	**526**	**426**	**203**	**224**	**1,775**
Grand Total	**80**	**1,168**	**1,823**	**1,473**	**591**	**798**	**5,933**

Table 30a: Edmonton Metropolitan Area

Absorbed Units by Zone and Type: December 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	14	11	27.3	22	44	-50.0	36	55	-34.5
Northeast	19	17	11.8	34	132	-74.2	53	149	-64.4
Northwest	52	46	13.0	78	27	188.9	130	73	78.1
South Central	6	9	-33.3	16	27	-40.7	22	36	-38.9
Southeast	101	79	27.8	160	50	220.0	261	129	102.3
Southwest	144	131	9.9	98	235	-58.3	242	366	-33.9
West	95	80	18.8	79	19	315.8	174	99	75.8
Total Edmonton City	**431**	**373**	**15.5**	**487**	**534**	**-8.8**	**918**	**907**	**1.2**
Beaumont Town	10	7	42.9	4	2	100.0	14	9	55.6
Calmar Town	3	2	50.0	0	0	--	3	2	50.0
Devon Town	0	1	-100.0	2	0	--	2	1	100.0
Fort Saskatchewan City	20	18	11.1	14	22	-36.4	34	40	-15.0
Gibbons Town	0	3	-100.0	0	0	--	0	3	-100.0
Leduc City	30	44	-31.8	41	11	272.7	71	55	29.1
Leduc County	7	2	250.0	0	0	--	7	2	250.0
Morinville Town	4	6	-33.3	37	3	1,133.3	41	9	355.6
Parkland County	0	3	-100.0	0	0	--	0	3	-100.0
Spruce Grove City	16	5	220.0	29	8	262.5	45	13	246.2
St. Albert City	10	15	-33.3	14	0	--	24	15	60.0
Stony Plain Town	5	6	-16.7	7	7	0.0	12	13	-7.7
Strathcona County	17	23	-26.1	20	8	150.0	37	31	19.4
Sturgeon County	7	15	-53.3	0	0	--	7	15	-53.3
Other Centres	0	1	-100.0	0	0	--	0	1	-100.0
Total Rural	**129**	**151**	**-14.6**	**168**	**61**	**175.4**	**297**	**212**	**40.1**
Grand Total	**560**	**524**	**6.9**	**655**	**595**	**10.1**	**1,215**	**1,119**	**8.6**

Table 30b: Edmonton Metropolitan Area

Absorbed Units by Zone and Type: Year-to-Date 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	107	111	-3.6	768	282	172.3	875	393	122.6
Northeast	207	173	19.7	744	440	69.1	951	613	55.1
Northwest	612	531	15.3	619	577	7.3	1,231	1,108	11.1
South Central	107	100	7.0	247	186	32.8	354	286	23.8
Southeast	1,078	936	15.2	1,073	1,539	-30.3	2,151	2,475	-13.1
Southwest	1,245	1,115	11.7	1,163	1,590	-26.9	2,408	2,705	-11.0
West	873	722	20.9	450	403	11.7	1,323	1,125	17.6
Total Edmonton City	**4,229**	**3,688**	**14.7**	**5,064**	**5,017**	**0.9**	**9,293**	**8,705**	**6.8**
Beaumont Town	157	179	-12.3	205	53	286.8	362	232	56.0
Calmar Town	20	15	33.3	0	0	--	20	15	33.3
Devon Town	5	9	-44.4	5	3	66.7	10	12	-16.7
Fort Saskatchewan City	237	259	-8.5	246	172	43.0	483	431	12.1
Gibbons Town	17	18	-5.6	0	0	--	17	18	-5.6
Leduc City	264	264	0.0	205	171	19.9	469	435	7.8
Leduc County	95	97	-2.1	0	0	--	95	97	-2.1
Morinville Town	53	60	-11.7	79	38	107.9	132	98	34.7
Parkland County	191	187	2.1	0	14	--	191	201	-5.0
Spruce Grove City	270	196	37.8	358	349	2.6	628	545	15.2
St. Albert City	173	161	7.5	479	20	2,295.0	652	181	260.2
Stony Plain Town	85	99	-14.1	129	71	81.7	214	170	25.9
Strathcona County	253	357	-29.1	171	249	-31.3	424	606	-30.0
Sturgeon County	110	117	-6.0	0	0	--	110	117	-6.0
Other Centres	28	33	-15.2	36	31	16.1	64	64	0.0
Total Rural	**1,958**	**2,051**	**-4.5**	**1,913**	**1,171**	**63.4**	**3,871**	**3,222**	**20.1**
Grand Total	**6,187**	**5,739**	**7.8**	**6,977**	**6,188**	**12.8**	**13,164**	**11,927**	**10.4**

Table 31a: Edmonton Metropolitan Area

Absorbed Single-Detached Units by Zone and House Type: December 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	1	-100.0	3	0	--	11	10	10.0	0	0	--	14	11	27.3
Northeast	1	1	0.0	1	1	0.0	17	15	13.3	0	0	--	19	17	11.8
Northwest	4	0	--	0	3	-100.0	47	43	9.3	1	0	--	52	46	13.0
South Central	1	0	--	0	0	--	5	8	-37.5	0	1	-100.0	6	9	-33.3
Southeast	0	2	-100.0	1	2	-50.0	100	75	33.3	0	0	--	101	79	27.8
Southwest	4	1	300.0	0	0	--	139	130	6.9	1	0	--	144	131	9.9
West	11	1	1,000.0	0	2	-100.0	83	77	7.8	1	0	--	95	80	18.8
Total Edmonton City	**21**	**6**	**250.0**	**5**	**8**	**-37.5**	**402**	**358**	**12.3**	**3**	**1**	**200.0**	**431**	**373**	**15.5**
Beaumont Town	1	1	0.0	0	0	--	9	6	50.0	0	0	--	10	7	42.9
Calmar Town	2	1	100.0	0	0	--	1	1	0.0	0	0	--	3	2	50.0
Devon Town	0	0	--	0	1	-100.0	0	0	--	0	0	--	0	1	-100.0
Fort Saskatchewan City	3	2	50.0	1	1	0.0	16	15	6.7	0	0	--	20	18	11.1
Gibbons Town	0	0	--	0	0	--	0	3	-100.0	0	0	--	0	3	-100.0
Leduc City	5	5	0.0	0	1	-100.0	25	38	-34.2	0	0	--	30	44	-31.8
Leduc County	4	1	300.0	0	0	--	2	0	--	1	1	0.0	7	2	250.0
Morinville Town	0	1	-100.0	0	0	--	4	5	-20.0	0	0	--	4	6	-33.3
Parkland County	0	1	-100.0	0	0	--	0	0	--	0	2	-100.0	0	3	-100.0
Spruce Grove City	1	0	--	0	0	--	15	5	200.0	0	0	--	16	5	220.0
St. Albert City	1	5	-80.0	0	0	--	9	10	-10.0	0	0	--	10	15	-33.3
Stony Plain Town	0	1	-100.0	0	0	--	5	4	25.0	0	1	-100.0	5	6	-16.7
Strathcona County	4	4	0.0	0	1	-100.0	13	15	-13.3	0	3	-100.0	17	23	-26.1
Sturgeon County	4	8	-50.0	0	0	--	1	5	-80.0	2	2	0.0	7	15	-53.3
Other Centres	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Total Rural	**25**	**30**	**-16.7**	**1**	**4**	**-75.0**	**100**	**108**	**-7.4**	**3**	**9**	**-66.7**	**129**	**151**	**-14.6**
Grand Total	**46**	**36**	**27.8**	**6**	**12**	**-50.0**	**502**	**466**	**7.7**	**6**	**10**	**-40.0**	**560**	**524**	**6.9**

Table 31b: Edmonton Metropolitan Area

Absorbed Single-Detached Units by Zone and House Type: Year-to-Date 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	5	14	-64.3	20	16	25.0	78	75	4.0	4	6	-33.3	107	111	-3.6
Northeast	7	3	133.3	6	7	-14.3	194	161	20.5	0	2	-100.0	207	173	19.7
Northwest	16	7	128.6	7	10	-30.0	585	512	14.3	4	2	100.0	612	531	15.3
South Central	6	2	200.0	0	1	-100.0	96	93	3.2	5	4	25.0	107	100	7.0
Southeast	15	13	15.4	9	16	-43.8	1,050	903	16.3	4	4	0.0	1,078	936	15.2
Southwest	45	28	71.4	5	3	66.7	1,184	1,080	9.6	8	4	100.0	1,245	1,115	11.7
West	36	24	50.0	2	7	-71.4	832	684	21.6	3	7	-57.1	873	722	20.9
Total Edmonton City	**133**	**91**	**46.2**	**49**	**60**	**-18.3**	**4,019**	**3,508**	**14.6**	**28**	**29**	**-3.4**	**4,229**	**3,698**	**14.7**
Beaumont Town	10	14	-28.6	0	0	--	147	165	-10.9	0	0	--	157	179	-12.3
Calmar Town	3	3	0.0	2	0	--	15	11	36.4	0	1	-100.0	20	15	33.3
Devon Town	0	2	-100.0	1	1	0.0	4	5	-20.0	0	1	-100.0	5	9	-44.4
Fort Saskatchewan City	17	20	-15.0	6	15	-60.0	214	224	-4.5	0	0	--	237	259	-8.5
Gibbons Town	6	1	500.0	2	4	-50.0	9	9	0.0	0	4	-100.0	17	18	-5.6
Leduc City	21	20	5.0	0	1	-100.0	243	243	0.0	0	0	--	264	264	0.0
Leduc County	48	48	0.0	0	1	-100.0	35	25	40.0	14	25	-44.0	95	97	-2.1
Morinville Town	5	8	-37.5	4	6	-33.3	44	46	-4.3	0	0	--	53	60	-11.7
Parkland County	99	91	8.8	4	4	0.0	49	52	-5.8	39	40	-2.5	191	187	2.1
Spruce Grove City	20	12	66.7	2	2	0.0	248	182	36.3	0	0	--	270	196	37.8
St. Albert City	23	37	-37.8	1	0	--	148	124	19.4	1	0	--	173	161	7.5
Stony Plain Town	8	20	-60.0	0	1	-100.0	63	62	1.6	14	16	-12.5	85	99	-14.1
Strathcona County	58	57	1.8	10	21	-52.4	184	272	-32.4	1	7	-85.7	253	357	-29.1
Sturgeon County	53	49	8.2	0	1	-100.0	30	44	-31.8	27	23	17.4	110	117	-6.0
Other Centres	12	18	-33.3	5	3	66.7	10	12	-16.7	1	0	--	28	33	-15.2
Total Rural	**381**	**398**	**-4.3**	**37**	**60**	**-38.3**	**1,443**	**1,476**	**-2.2**	**97**	**117**	**-17.1**	**1,958**	**2,051**	**-4.5**
Grand Total	**514**	**489**	**5.1**	**86**	**120**	**-28.3**	**5,462**	**4,984**	**9.6**	**125**	**146**	**-14.4**	**6,187**	**5,739**	**7.8**

Table 32a: Edmonton Metropolitan Area

Absorbed Multiple Units by Zone, Type and Tenure: December 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	16	0	3	3	3	0	3	0	22
Northeast	6	0	19	19	9	0	9	0	34
Northwest	12	0	0	0	15	51	66	0	78
South Central	7	0	0	0	0	9	9	0	16
Southeast	59	0	46	46	36	18	54	1	160
Southwest	55	0	0	0	18	1	19	24	98
West	52	0	0	0	27	0	27	0	79
Total Edmonton City	**207**	**0**	**68**	**68**	**108**	**79**	**187**	**25**	**487**
Beaumont Town	4	0	0	0	0	0	0	0	4
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	14	0	0	0	0	0	0	0	14
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	37	4	0	4	0	0	0	0	41
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	37	37	0	0	0	0	37
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	10	0	0	0	0	0	0	19	29
St. Albert City	0	0	14	14	0	0	0	0	14
Stony Plain Town	0	0	5	5	2	0	2	0	7
Strathcona County	11	0	0	0	9	0	9	0	20
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**78**	**4**	**56**	**60**	**11**	**0**	**11**	**19**	**168**
Grand Total	**285**	**4**	**124**	**128**	**119**	**79**	**198**	**44**	**655**

Table 32b: Edmonton Metropolitan Area

Absorbed Multiple Units by Zone, Type and Tenure: Year-to-Date 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	127	0	455	455	5	170	175	11	768
Northeast	107	0	297	297	101	239	340	0	744
Northwest	153	0	48	48	117	278	395	23	619
South Central	74	0	4	4	0	163	163	6	247
Southeast	518	7	227	234	154	138	292	29	1,073
Southwest	435	0	148	148	141	346	487	93	1,163
West	304	0	47	47	94	2	96	3	450
Total Edmonton City	**1,718**	**7**	**1,226**	**1,233**	**612**	**1,336**	**1,948**	**165**	**5,064**
Beaumont Town	58	0	104	104	0	0	0	43	205
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	3	0	3	0	5
Fort Saskatchewan City	98	6	142	148	0	0	0	0	246
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	118	7	0	7	25	0	25	55	205
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	4	37	41	20	0	20	18	79
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	175	0	0	0	21	50	71	112	358
St. Albert City	55	0	408	408	0	16	16	0	479
Stony Plain Town	40	0	64	64	23	2	25	0	129
Strathcona County	116	0	0	0	46	9	55	0	171
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	36	36	0	0	0	0	36
Total Rural	**662**	**17**	**791**	**808**	**138**	**77**	**215**	**228**	**1,913**
Grand Total	**2,380**	**24**	**2,017**	**2,041**	**750**	**1,413**	**2,163**	**393**	**6,977**

Table 33a: Edmonton Metropolitan Area

Average and Median Price of Absorbed Single-Detached Units by Zone and House Type: December 2014

Area	Bungalow		Split Level		Two Storey		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
North Central	.	.	818,924	818,924	759,100	583,200	.	.	779,041	625,032
Northeast	.	.	499,900	499,900	481,861	492,900	.	.	482,863	496,400
Northwest	419,231	394,669	.	.	538,992	515,000	682,825	682,825	532,546	512,425
South Central	.	.	.	.	687,200	687,200	.	.	687,200	687,200
Southeast	.	.	487,920	487,920	490,160	466,220	.	.	490,138	466,340
Southwest	1,703,775	1,632,750	.	.	709,734	536,800	532,700	532,700	736,116	537,450
West	737,736	461,300	.	.	568,291	510,600	545,300	545,300	587,669	509,900
Total Edmonton City	**874,059**	**488,900**	**656,417**	**575,032**	**594,338**	**503,650**	**586,942**	**545,300**	**607,658**	**504,460**
Beaumont Town	568,000	568,000	.	.	499,000	515,000	.	.	505,900	527,500
Calmar Town	296,306	296,306	.	.	316,900	316,900	.	.	303,170	316,900
Devon Town	.	.	.	.	.	.	.	.	.	.
Fort Saskatchewan City	604,333	490,000	405,000	405,000	498,582	487,500	.	.	509,766	485,000
Gibbons Town	.	.	.	.	.	.	.	.	.	.
Leduc City	510,363	501,300	.	.	406,719	389,900	.	.	423,993	418,951
Leduc County	467,565	491,031	.	.	571,811	571,811	212,900	212,900	460,969	496,312
Morinville Town	.	.	.	.	378,725	387,500	.	.	378,725	387,500
Parkland County	.	.	.	.	.	.	.	.	.	.
Spruce Grove City	549,892	549,892	.	.	498,990	489,900	.	.	502,172	502,200
St. Albert City	1,100,000	1,100,000	.	.	604,918	600,000	.	.	654,426	609,500
Stony Plain Town	.	.	.	.	521,747	449,900	.	.	521,747	449,900
Strathcona County	770,000	670,000	.	.	671,083	530,000	.	.	690,867	540,000
Sturgeon County	408,750	345,000	.	.	480,000	480,000	860,000	860,000	547,857	420,000
Other Centres	.	.	.	.	.	.	.	.	.	.
Total Rural	**541,274**	**511,306**	**405,000**	**405,000**	**501,844**	**475,000**	**644,300**	**420,000**	**511,898**	**480,000**
Grand Total	**688,319**	**501,300**	**606,133**	**499,900**	**575,612**	**499,900**	**615,621**	**539,000**	**585,261**	**499,900**

Table 33b: Edmonton Metropolitan Area

Average and Median Price of Absorbed Single-Detached Units by Zone and House Type: Year-to-Date 2014

Area	Bungalow		Split Level		Two Storey		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
North Central	411,730	367,400	401,705	344,565	665,642	557,500	783,216	783,216	594,596	501,475
Northeast	464,019	419,000	436,129	467,957	476,982	477,625	.	.	475,852	477,583
Northwest	495,504	519,344	453,491	435,771	517,688	499,900	472,240	413,410	516,077	499,900
South Central	801,205	801,205	.	.	777,365	679,900	785,880	569,000	778,391	674,900
Southeast	601,477	566,300	381,860	375,700	470,192	455,050	537,081	542,500	471,422	456,412
Southwest	813,576	654,700	602,580	448,700	691,573	537,250	724,438	630,650	696,036	538,000
West	623,267	499,200	1,205,450	1,205,450	577,837	492,350	521,133	534,000	580,953	492,400
Total Edmonton City	**664,045**	**547,700**	**469,925**	**375,700**	**575,041**	**496,500**	**649,693**	**552,450**	**577,096**	**497,200**
Beaumont Town	564,931	512,357	.	.	485,903	470,000	.	.	490,937	478,300
Calmar Town	296,870	298,000	399,900	399,900	311,675	316,500	.	.	313,981	316,500
Devon Town	.	.	503,000	503,000	430,324	434,700	.	.	444,859	447,900
Fort Saskatchewan City	774,929	799,500	478,950	419,400	489,345	464,900	.	.	509,652	465,000
Gibbons Town	350,000	357,500	405,000	405,000	352,889	345,000	.	.	358,000	360,000
Leduc City	526,262	501,300	.	.	425,210	412,800	.	.	433,248	419,600
Leduc County	547,865	581,311	.	.	659,498	618,600	363,838	358,781	562,022	572,361
Morinville Town	386,950	353,950	407,275	397,500	412,209	405,000	.	.	409,887	404,000
Parkland County	815,139	764,000	575,000	575,000	944,669	785,000	326,925	177,400	770,684	754,500
Spruce Grove City	509,218	512,500	514,900	514,900	467,938	459,900	.	.	470,839	464,444
St. Albert City	699,938	691,875	694,900	694,900	668,571	619,900	799,900	799,900	673,328	629,000
Stony Plain Town	751,717	752,950	.	.	497,016	469,500	503,716	349,900	517,725	458,357
Strathcona County	898,524	715,000	586,111	595,000	715,726	540,000	535,000	535,000	743,129	551,000
Sturgeon County	594,060	540,000	.	.	719,655	640,000	475,000	420,000	608,143	590,000
Other Centres	506,738	419,000	358,800	340,000	460,733	384,750	369,000	369,000	456,588	381,600
Total Rural	**658,616**	**599,000**	**487,013**	**448,950**	**532,422**	**486,000**	**431,050**	**346,400**	**548,950**	**494,000**
Grand Total	**660,239**	**582,341**	**477,216**	**410,000**	**563,982**	**492,981**	**496,391**	**428,600**	**568,676**	**496,051**

Table 34a: Edmonton Metropolitan Area

Absorbed Units from Inventory by Zone and Type: December 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	1	0	--	11	10	10.0	12	10	20.0
Northeast	2	5	-60.0	23	50	-54.0	25	55	-54.5
Northwest	7	22	-68.2	3	15	-80.0	10	37	-73.0
South Central	1	1	0.0	10	4	150.0	11	5	120.0
Southeast	18	25	-28.0	11	13	-15.4	29	38	-23.7
Southwest	24	43	-44.2	9	43	-79.1	33	86	-61.6
West	17	31	-45.2	10	3	233.3	27	34	-20.6
Total Edmonton City	**70**	**127**	**-44.9**	**77**	**138**	**-44.2**	**147**	**265**	**-44.5**
Beaumont Town	2	3	-33.3	0	0	--	2	3	-33.3
Calmar Town	0	0	--	0	0	--	0	0	--
Devon Town	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	10	8	25.0	4	3	33.3	14	11	27.3
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	2	5	-60.0	5	3	66.7	7	8	-12.5
Leduc County	1	0	--	0	0	--	1	0	--
Morinville Town	1	3	-66.7	0	3	-100.0	1	6	-83.3
Parkland County	0	1	-100.0	0	0	--	0	1	-100.0
Spruce Grove City	9	4	125.0	8	6	33.3	17	10	70.0
St. Albert City	8	5	60.0	14	0	--	22	5	340.0
Stony Plain Town	3	4	-25.0	5	4	25.0	8	8	0.0
Strathcona County	3	6	-50.0	2	5	-60.0	5	11	-54.5
Sturgeon County	0	0	--	0	0	--	0	0	--
Other Centres	0	1	-100.0	0	0	--	0	1	-100.0
Total Rural	**39**	**40**	**-2.5**	**38**	**24**	**58.3**	**77**	**64**	**20.3**
Grand Total	**109**	**167**	**-34.7**	**115**	**162**	**-29.0**	**224**	**329**	**-31.9**

Table 34b: Edmonton Metropolitan Area

Absorbed Units from Inventory by Zone and Type: Year-to-Date 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	27	25	8.0	263	170	54.7	290	195	48.7
Northeast	47	38	23.7	194	139	39.6	241	177	36.2
Northwest	192	120	60.0	97	176	-44.9	289	296	-2.4
South Central	37	22	68.2	50	53	-5.7	87	75	16.0
Southeast	275	319	-13.8	191	272	-29.8	466	591	-21.2
Southwest	333	333	0.0	233	266	-12.4	566	599	-5.5
West	222	233	-4.7	54	45	20.0	276	278	-0.7
Total Edmonton City	**1,133**	**1,090**	**3.9**	**1,082**	**1,121**	**-3.5**	**2,215**	**2,211**	**0.2**
Beaumont Town	76	75	1.3	119	5	2,280.0	195	80	143.8
Calmar Town	0	3	--	0	0	--	0	3	--
Devon Town	3	4	-25.0	3	1	200.0	6	5	20.0
Fort Saskatchewan City	96	129	-25.6	112	80	40.0	208	209	-0.5
Gibbons Town	0	1	--	0	0	--	0	1	--
Leduc City	73	44	65.9	41	58	-29.3	114	102	11.8
Leduc County	18	6	200.0	0	0	--	18	6	200.0
Morinville Town	25	33	-24.2	32	23	39.1	57	56	1.8
Parkland County	18	14	28.6	0	4	--	18	18	0.0
Spruce Grove City	76	70	8.6	125	108	15.7	201	178	12.9
St. Albert City	68	62	9.7	308	20	1,440.0	376	82	358.5
Stony Plain Town	36	54	-33.3	87	47	85.1	123	101	21.8
Strathcona County	68	103	-34.0	33	108	-69.4	101	211	-52.1
Sturgeon County	0	0	--	0	0	--	0	0	--
Other Centres	5	8	-37.5	36	19	89.5	41	27	51.9
Total Rural	**562**	**606**	**-7.3**	**896**	**473**	**89.4**	**1,458**	**1,079**	**35.1**
Grand Total	**1,695**	**1,696**	**-0.1**	**1,978**	**1,594**	**24.1**	**3,673**	**3,290**	**11.6**

Table 35a: Edmonton Metropolitan Area

Single-Detached Units Absorbed from Inventory by Zone and House Type: December 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	0	--	0	0	--	1	0	--	0	0	--	1	0	--
Northeast	0	0	--	1	0	--	1	5	-80.0	0	0	--	2	5	-60.0
Northwest	0	0	--	0	0	--	7	22	-68.2	0	0	--	7	22	-68.2
South Central	0	0	--	0	0	--	1	1	0.0	0	0	--	1	1	0.0
Southeast	0	0	--	0	0	--	18	25	-28.0	0	0	--	18	25	-28.0
Southwest	0	0	--	0	0	--	23	43	-46.5	1	0	--	24	43	-44.2
West	1	0	--	0	0	--	16	31	-48.4	0	0	--	17	31	-45.2
Total Edmonton City	**1**	**0**	**--**	**1**	**0**	**--**	**67**	**127**	**-47.2**	**1**	**0**	**--**	**70**	**127**	**-44.9**
Beaumont Town	0	0	--	0	0	--	2	3	-33.3	0	0	--	2	3	-33.3
Calmar Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Devon Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	1	0	--	0	0	--	9	8	12.5	0	0	--	10	8	25.0
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	0	1	-100.0	0	0	--	2	4	-50.0	0	0	--	2	5	-60.0
Leduc County	1	0	--	0	0	--	0	0	--	0	0	--	1	0	--
Morinville Town	0	0	--	0	0	--	1	3	-66.7	0	0	--	1	3	-66.7
Parkland County	0	1	-100.0	0	0	--	0	0	--	0	0	--	0	1	-100.0
Spruce Grove City	0	0	--	0	0	--	9	4	125.0	0	0	--	9	4	125.0
St. Albert City	1	2	-50.0	0	0	--	7	3	133.3	0	0	--	8	5	60.0
Stony Plain Town	0	1	-100.0	0	0	--	3	2	50.0	0	1	-100.0	3	4	-25.0
Strathcona County	1	0	--	0	0	--	2	6	-66.7	0	0	--	3	6	-50.0
Sturgeon County	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Total Rural	**4**	**5**	**-20.0**	**0**	**0**	**--**	**35**	**34**	**2.9**	**0**	**1**	**-100.0**	**39**	**40**	**-2.5**
Grand Total	**5**	**5**	**0.0**	**1**	**0**	**--**	**102**	**161**	**-36.6**	**1**	**1**	**0.0**	**109**	**167**	**-34.7**

Table 35b: Edmonton Metropolitan Area

Single-Detached Units Absorbed from Inventory by Zone and House Type: Year-to-Date 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	5	-100.0	9	5	80.0	17	13	30.8	1	2	-50.0	27	25	8.0
Northeast	2	0	--	1	2	-50.0	44	35	25.7	0	1	-100.0	47	38	23.7
Northwest	3	1	200.0	3	3	0.0	184	115	60.0	2	1	100.0	192	120	60.0
South Central	0	0	--	0	0	--	37	20	85.0	0	2	-100.0	37	22	68.2
Southeast	4	2	100.0	2	2	0.0	267	314	-15.0	2	1	100.0	275	319	-13.8
Southwest	19	6	216.7	1	1	0.0	312	325	-4.0	1	1	0.0	333	333	0.0
West	10	7	42.9	1	4	-75.0	211	222	-5.0	0	0	--	222	233	-4.7
Total Edmonton City	**38**	**21**	**81.0**	**17**	**17**	**0.0**	**1,072**	**1,044**	**2.7**	**6**	**8**	**-25.0**	**1,133**	**1,090**	**3.9**
Beaumont Town	3	2	50.0	0	0	--	73	73	0.0	0	0	--	76	75	1.3
Calmar Town	0	1	-100.0	0	0	--	0	2	-100.0	0	0	--	0	3	-100.0
Devon Town	0	0	--	1	0	--	2	3	-33.3	0	1	-100.0	3	4	-25.0
Fort Saskatchewan City	5	6	-16.7	0	7	-100.0	91	116	-21.6	0	0	--	96	129	-25.6
Gibbons Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	6	3	100.0	0	0	--	67	41	63.4	0	0	--	73	44	65.9
Leduc County	11	2	450.0	0	0	--	6	3	100.0	1	1	0.0	18	6	200.0
Morinville Town	1	1	0.0	2	4	-50.0	22	28	-21.4	0	0	--	25	33	-24.2
Parkland County	9	7	28.6	1	0	--	1	3	-66.7	7	4	75.0	18	14	28.6
Spruce Grove City	3	5	-40.0	2	0	--	71	65	9.2	0	0	--	76	70	8.6
St. Albert City	7	15	-53.3	1	0	--	59	47	25.5	1	0	--	68	62	9.7
Stony Plain Town	1	7	-85.7	0	0	--	29	33	-12.1	6	14	-57.1	36	54	-33.3
Strathcona County	12	9	33.3	4	6	-33.3	52	87	-40.2	0	1	-100.0	68	103	-34.0
Sturgeon County	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	2	3	-33.3	1	0	--	2	5	-60.0	0	0	--	5	8	-37.5
Total Rural	**60**	**61**	**-1.6**	**12**	**17**	**-29.4**	**475**	**507**	**-6.3**	**15**	**21**	**-28.6**	**562**	**606**	**-7.3**
Grand Total	**98**	**82**	**19.5**	**29**	**34**	**-14.7**	**1,547**	**1,551**	**-0.3**	**21**	**29**	**-27.6**	**1,695**	**1,696**	**-0.1**

Table 36a: Edmonton Metropolitan Area

Multiple Units Absorbed from Inventory by Zone, Type and Tenure: December 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	8	0	3	3	0	0	0	0	11
Northeast	4	0	19	19	0	0	0	0	23
Northwest	3	0	0	0	0	0	0	0	3
South Central	1	0	0	0	0	9	9	0	10
Southeast	9	0	0	0	0	1	1	1	11
Southwest	6	0	0	0	2	1	3	0	9
West	10	0	0	0	0	0	0	0	10
Total Edmonton City	**41**	**0**	**22**	**22**	**2**	**11**	**13**	**1**	**77**
Beaumont Town	0	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	0	4
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	1	4	0	4	0	0	0	0	5
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	6	0	0	0	0	0	0	2	8
St. Albert City	0	0	14	14	0	0	0	0	14
Stony Plain Town	0	0	5	5	0	0	0	0	5
Strathcona County	2	0	0	0	0	0	0	0	2
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**13**	**4**	**19**	**23**	**0**	**0**	**0**	**2**	**38**
Grand Total	**54**	**4**	**41**	**45**	**2**	**11**	**13**	**3**	**115**

Table 36b: Edmonton Metropolitan Area

Multiple Units Absorbed from Inventory by Zone, Type and Tenure: Year-to-Date 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	59	0	102	102	2	100	102	0	263
Northeast	27	0	123	123	14	30	44	0	194
Northwest	53	0	0	0	28	12	40	4	97
South Central	28	0	4	4	0	15	15	3	50
Southeast	139	7	0	7	15	14	29	16	191
Southwest	108	0	11	11	23	77	100	14	233
West	50	0	0	0	2	2	4	0	54
Total Edmonton City	**464**	**7**	**240**	**247**	**84**	**250**	**334**	**37**	**1,082**
Beaumont Town	12	0	103	103	0	0	0	4	119
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	3	0	3	0	3
Fort Saskatchewan City	35	6	71	77	0	0	0	0	112
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	19	7	0	7	7	0	7	8	41
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	4	18	0	18	10	32
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	84	0	0	0	8	23	31	10	125
St. Albert City	11	0	281	281	0	16	16	0	308
Stony Plain Town	23	0	58	58	4	2	6	0	87
Strathcona County	23	0	0	0	1	9	10	0	33
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	36	36	0	0	0	0	36
Total Rural	**207**	**17**	**549**	**566**	**41**	**50**	**91**	**32**	**896**
Grand Total	**671**	**24**	**789**	**813**	**125**	**300**	**425**	**69**	**1,978**

Table 37a: Edmonton Metropolitan Area

Absorbed Units at Completion by Zone and Type: December 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	13	11	18.2	11	34	-67.6	24	45	-46.7
Northeast	17	12	41.7	11	82	-86.6	28	94	-70.2
Northwest	45	24	87.5	75	12	525.0	120	36	233.3
South Central	5	8	-37.5	6	23	-73.9	11	31	-64.5
Southeast	83	54	53.7	149	37	302.7	232	91	154.9
Southwest	120	88	36.4	89	192	-53.6	209	280	-25.4
West	78	49	59.2	69	16	331.3	147	65	126.2
Total Edmonton City	**361**	**246**	**46.7**	**410**	**396**	**3.5**	**771**	**642**	**20.1**
Beaumont Town	8	4	100.0	4	2	100.0	12	6	100.0
Calmar Town	2	2	0.0	0	0	--	2	2	0.0
Devon Town	0	1	-100.0	2	0	--	2	1	100.0
Fort Saskatchewan City	10	10	0.0	10	19	-47.4	20	29	-31.0
Gibbons Town	0	3	-100.0	0	0	--	0	3	-100.0
Leduc City	28	39	-28.2	36	8	350.0	64	47	36.2
Leduc County	6	2	200.0	0	0	--	6	2	200.0
Morinville Town	3	3	0.0	37	0	--	40	3	1,233.3
Parkland County	0	2	-100.0	0	0	--	0	2	-100.0
Spruce Grove City	7	1	600.0	21	2	950.0	28	3	833.3
St. Albert City	2	10	-80.0	0	0	--	2	10	-80.0
Stony Plain Town	2	2	0.0	2	3	-33.3	4	5	-20.0
Strathcona County	14	17	-17.6	18	3	500.0	32	20	60.0
Sturgeon County	7	15	-53.3	0	0	--	7	15	-53.3
Other Centres	0	0	--	0	0	--	0	0	--
Total Rural	**89**	**111**	**-19.8**	**130**	**37**	**251.4**	**219**	**148**	**48.0**
Grand Total	**450**	**357**	**26.1**	**540**	**433**	**24.7**	**990**	**790**	**25.3**

Table 37b: Edmonton Metropolitan Area

Absorbed Units at Completion by Zone and Type: Year-to-Date 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	80	86	-7.0	505	112	350.9	585	198	195.5
Northeast	160	135	18.5	550	301	82.7	710	436	62.8
Northwest	419	411	1.9	520	401	29.7	939	812	15.6
South Central	70	78	-10.3	196	133	47.4	266	211	26.1
Southeast	802	617	30.0	879	1,267	-30.6	1,681	1,884	-10.8
Southwest	912	782	16.6	926	1,324	-30.1	1,838	2,106	-12.7
West	651	489	33.1	396	358	10.6	1,047	847	23.6
Total Edmonton City	**3,094**	**2,598**	**19.1**	**3,972**	**3,896**	**2.0**	**7,066**	**6,494**	**8.8**
Beaumont Town	80	104	-23.1	86	48	79.2	166	152	9.2
Calmar Town	19	12	58.3	0	0	--	19	12	58.3
Devon Town	1	5	-80.0	2	2	0.0	3	7	-57.1
Fort Saskatchewan City	141	130	8.5	134	92	45.7	275	222	23.9
Gibbons Town	17	17	0.0	0	0	--	17	17	0.0
Leduc City	191	220	-13.2	164	113	45.1	355	333	6.6
Leduc County	77	91	-15.4	0	0	--	77	91	-15.4
Morinville Town	28	27	3.7	47	15	213.3	75	42	78.6
Parkland County	173	173	0.0	0	10	-100.0	173	183	-5.5
Spruce Grove City	191	126	51.6	232	241	-3.7	423	367	15.3
St. Albert City	102	99	3.0	171	0	--	273	99	175.8
Stony Plain Town	48	45	6.7	41	24	70.8	89	69	29.0
Strathcona County	185	254	-27.2	138	141	-2.1	323	395	-18.2
Sturgeon County	110	117	-6.0	0	0	--	110	117	-6.0
Other Centres	22	25	-12.0	0	12	-100.0	22	37	-40.5
Total Rural	**1,385**	**1,445**	**-4.2**	**1,015**	**698**	**45.4**	**2,400**	**2,143**	**12.0**
Grand Total	**4,479**	**4,043**	**10.8**	**4,987**	**4,594**	**8.6**	**9,466**	**8,637**	**9.6**

Table 38a: Edmonton Metropolitan Area

Single-Detached Units Absorbed at Completion by Zone and House Type: December 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	1	-100.0	3	0	--	10	10	0.0	0	0	--	13	11	18.2
Northeast	1	1	0.0	0	1	-100.0	16	10	60.0	0	0	--	17	12	41.7
Northwest	4	0	--	0	3	-100.0	40	21	90.5	1	0	--	45	24	87.5
South Central	1	0	--	0	0	--	4	7	-42.9	0	1	-100.0	5	8	-37.5
Southeast	0	2	-100.0	1	2	-50.0	82	50	64.0	0	0	--	83	54	53.7
Southwest	4	1	300.0	0	0	--	116	87	33.3	0	0	--	120	88	36.4
West	10	1	900.0	0	2	-100.0	67	46	45.7	1	0	--	78	49	59.2
Total Edmonton City	**20**	**6**	**233.3**	**4**	**8**	**-50.0**	**335**	**231**	**45.0**	**2**	**1**	**100.0**	**361**	**246**	**46.7**
Beaumont Town	1	1	0.0	0	0	--	7	3	133.3	0	0	--	8	4	100.0
Calmar Town	1	1	0.0	0	0	--	1	1	0.0	0	0	--	2	2	0.0
Devon Town	0	0	--	0	1	-100.0	0	0	--	0	0	--	0	1	-100.0
Fort Saskatchewan City	2	2	0.0	1	1	0.0	7	7	0.0	0	0	--	10	10	0.0
Gibbons Town	0	0	--	0	0	--	0	3	-100.0	0	0	--	0	3	-100.0
Leduc City	5	4	25.0	0	1	-100.0	23	34	-32.4	0	0	--	28	39	-28.2
Leduc County	3	1	200.0	0	0	--	2	0	--	1	1	0.0	6	2	200.0
Morinville Town	0	1	-100.0	0	0	--	3	2	50.0	0	0	--	3	3	0.0
Parkland County	0	0	--	0	0	--	0	0	--	0	2	-100.0	0	2	-100.0
Spruce Grove City	1	0	--	0	0	--	6	1	500.0	0	0	--	7	1	600.0
St. Albert City	0	3	-100.0	0	0	--	2	7	-71.4	0	0	--	2	10	-80.0
Stony Plain Town	0	0	--	0	0	--	2	2	0.0	0	0	--	2	2	0.0
Strathcona County	3	4	-25.0	0	1	-100.0	11	9	22.2	0	3	-100.0	14	17	-17.6
Sturgeon County	4	8	-50.0	0	0	--	1	5	-80.0	2	2	0.0	7	15	-53.3
Other Centres	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Total Rural	**20**	**25**	**-20.0**	**1**	**4**	**-75.0**	**65**	**74**	**-12.2**	**3**	**8**	**-62.5**	**89**	**111**	**-19.8**
Grand Total	**40**	**31**	**29.0**	**5**	**12**	**-58.3**	**400**	**305**	**31.1**	**5**	**9**	**-44.4**	**450**	**357**	**26.1**

Table 38b: Edmonton Metropolitan Area

Single-Detached Units Absorbed at Completion by Zone and House Type: Year-to-Date 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	5	9	-44.4	11	11	0.0	61	62	-1.6	3	4	-25.0	80	86	-7.0
Northeast	5	3	66.7	5	5	0.0	150	126	19.0	0	1	-100.0	160	135	18.5
Northwest	13	6	116.7	4	7	-42.9	400	397	0.8	2	1	100.0	419	411	1.9
South Central	6	2	200.0	0	1	-100.0	59	73	-19.2	5	2	150.0	70	78	-10.3
Southeast	11	11	0.0	7	14	-50.0	782	589	32.8	2	3	-33.3	802	617	30.0
Southwest	29	22	31.8	4	2	100.0	872	755	15.5	7	3	133.3	912	782	16.6
West	26	17	52.9	1	3	-66.7	621	462	34.4	3	7	-57.1	651	489	33.1
Total Edmonton City	**95**	**70**	**35.7**	**32**	**43**	**-25.6**	**2,945**	**2,464**	**19.5**	**22**	**21**	**4.8**	**3,094**	**2,598**	**19.1**
Beaumont Town	7	12	-41.7	0	0	--	73	92	-20.7	0	0	--	80	104	-23.1
Calmar Town	2	2	0.0	2	0	--	15	9	66.7	0	1	-100.0	19	12	58.3
Devon Town	0	2	-100.0	0	1	-100.0	1	2	-50.0	0	0	--	1	5	-80.0
Fort Saskatchewan City	12	14	-14.3	6	8	-25.0	123	108	13.9	0	0	--	141	130	8.5
Gibbons Town	6	1	500.0	2	4	-50.0	9	8	12.5	0	4	-100.0	17	17	0.0
Leduc City	15	17	-11.8	0	1	-100.0	176	202	-12.9	0	0	--	191	220	-13.2
Leduc County	35	44	-20.5	0	1	-100.0	29	22	31.8	13	24	-45.8	77	91	-15.4
Morinville Town	4	7	-42.9	2	2	0.0	22	18	22.2	0	0	--	28	27	3.7
Parkland County	90	84	7.1	3	4	-25.0	48	49	-2.0	32	36	-11.1	173	173	0.0
Spruce Grove City	16	7	128.6	0	2	-100.0	175	117	49.6	0	0	--	191	126	51.6
St. Albert City	14	22	-36.4	0	0	--	88	77	14.3	0	0	--	102	99	3.0
Stony Plain Town	7	13	-46.2	0	1	-100.0	34	29	17.2	7	2	250.0	48	45	6.7
Strathcona County	46	48	-4.2	6	15	-60.0	132	185	-28.6	1	6	-83.3	185	254	-27.2
Sturgeon County	53	49	8.2	0	1	-100.0	30	44	-31.8	27	23	17.4	110	117	-6.0
Other Centres	9	15	-40.0	4	3	33.3	8	7	14.3	1	0	--	22	25	-12.0
Total Rural	**316**	**337**	**-6.2**	**25**	**43**	**-41.9**	**963**	**969**	**-0.6**	**81**	**96**	**-15.6**	**1,385**	**1,445**	**-4.2**
Grand Total	**411**	**407**	**1.0**	**57**	**86**	**-33.7**	**3,908**	**3,433**	**13.8**	**103**	**117**	**-12.0**	**4,479**	**4,043**	**10.8**

Table 39a: Edmonton Metropolitan Area

Multiple Units Absorbed at Completion by Zone, Type and Tenure: December 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	8	0	0	0	3	0	3	0	11
Northeast	2	0	0	0	9	0	9	0	11
Northwest	9	0	0	0	15	51	66	0	75
South Central	6	0	0	0	0	0	0	0	6
Southeast	50	0	46	46	36	17	53	0	149
Southwest	49	0	0	0	16	0	16	24	89
West	42	0	0	0	27	0	27	0	69
Total Edmonton City	**166**	**0**	**46**	**46**	**106**	**68**	**174**	**24**	**410**
Beaumont Town	4	0	0	0	0	0	0	0	4
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	10	0	0	0	0	0	0	0	10
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	36	0	0	0	0	0	0	0	36
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	37	37	0	0	0	0	37
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	0	0	0	0	17	21
St. Albert City	0	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	2	0	2	0	2
Strathcona County	9	0	0	0	9	0	9	0	18
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**65**	**0**	**37**	**37**	**11**	**0**	**11**	**17**	**130**
Grand Total	**231**	**0**	**83**	**83**	**117**	**68**	**185**	**41**	**540**

Table 39b: Edmonton Metropolitan Area

Multiple Units Absorbed at Completion by Zone, Type and Tenure: Year-to-Date 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	68	0	353	353	3	70	73	11	505
Northeast	80	0	174	174	87	209	296	0	550
Northwest	100	0	48	48	89	265	354	18	520
South Central	45	0	0	0	0	148	148	3	196
Southeast	377	0	227	227	139	123	262	13	879
Southwest	327	0	137	137	118	265	383	79	926
West	254	0	47	47	92	0	92	3	396
Total Edmonton City	**1,251**	**0**	**986**	**986**	**528**	**1,080**	**1,608**	**127**	**3,972**
Beaumont Town	46	0	1	1	0	0	0	39	86
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	63	0	71	71	0	0	0	0	134
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	99	0	0	0	18	0	18	47	164
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	37	37	2	0	2	8	47
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	90	0	0	0	13	27	40	102	232
St. Albert City	44	0	127	127	0	0	0	0	171
Stony Plain Town	16	0	6	6	19	0	19	0	41
Strathcona County	93	0	0	0	45	0	45	0	138
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**453**	**0**	**242**	**242**	**97**	**27**	**124**	**196**	**1,015**
Grand Total	**1,704**	**0**	**1,228**	**1,228**	**625**	**1,107**	**1,732**	**323**	**4,987**

Table 40: Edmonton Metropolitan Area

Percent Absorbed at Completion by Zone: December 2014

Area	% Absorbed at Completion		
	Singles	Multiples	Total
Zone Not Coded	0	0	0
North Central	86.7	52.4	66.7
Northeast	68.0	47.8	58.3
Northwest	73.8	88.2	82.2
South Central	100.0	100.0	100.0
Southeast	88.3	94.3	92.1
Southwest	85.1	75.4	80.7
West	81.3	89.6	85.0
Total Edmonton City	**82.6**	**84.0**	**83.4**
Beaumont Town	80.0	66.7	75.0
Calmar Town	100.0	0	100.0
Devon Town	0	100.0	100.0
Fort Saskatchewan City	62.5	83.3	71.4
Gibbons Town	0	0	0
Leduc City	68.3	69.2	68.8
Leduc County	100.0	0	100.0
Morinville Town	100.0	100.0	100.0
Parkland County	0	0	0
Spruce Grove City	87.5	80.8	82.4
St. Albert City	100.0	0	100.0
Stony Plain Town	100.0	50.0	66.7
Strathcona County	82.4	78.3	80.0
Sturgeon County	100.0	0	100.0
Other Centres	0	0	0
Total Rural	**78.1**	**80.2**	**79.3**
Grand Total	**81.7**	**83.1**	**82.4**

Table 41: Alberta Centres with Population of 10,000+

Housing Starts

December 2014									
	Singles			Multiples			Total		
City	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Calgary	427	415	2.9	413	481	-14.1	840	896	-6.3
Edmonton	528	389	35.7	558	838	-33.4	1,086	1,227	-11.5
Grande Prairie	36	19	89.5	39	62	-37.1	75	81	-7.4
Lethbridge	52	56	-7.1	16	10	60.0	68	66	3.0
Medicine Hat	13	20	-35.0	7	0	--	20	20	0.0
Red Deer	28	24	16.7	8	10	-20.0	36	34	5.9
Wood Buffalo	27	39	-30.8	99	20	395.0	126	59	113.6

Q4 2014									
	Singles			Multiples			Total		
City	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Bonnyville	24	51	-52.9	0	0	--	24	51	-52.9
Brooks	20	12	66.7	16	20	-20.0	36	32	12.5
Camrose	12	9	33.3	19	10	90.0	31	19	63.2
Canmore	2	8	-75.0	34	60	-43.3	36	68	-47.1
Clearwater County	9	13	-30.8	0	0	--	9	13	-30.8
Cold Lake	27	27	0.0	94	48	95.8	121	75	61.3
Foothills	47	37	27.0	6	0	--	53	37	43.2
Grande Prairie County MD	71	9	688.9	10	0	--	81	9	800.0
High River	10	9	11.1	2	2	0.0	12	11	9.1
Lac-Ste-Anne MD	3	20	-85.0	0	0	--	3	20	-85.0
Lacombe	14	17	-17.6	11	6	83.3	25	23	8.7
Lacombe County MD	28	13	115.4	4	0	--	32	13	146.2
Lloydminster (Alta. part)	71	28	153.6	32	0	--	103	28	267.9
Mackenzie No 23 MD	12	17	-29.4	8	6	33.3	20	23	-13.0
Mountain View County	15	27	-44.4	0	0	--	15	27	-44.4
Okotoks	9	17	-47.1	21	0	--	30	17	76.5
Red Deer County	18	23	-21.7	0	0	--	18	23	-21.7
Strathmore T	11	6	83.3	12	17	-29.4	23	23	0.0
Sylvan Lake T	34	28	21.4	27	9	200.0	61	37	64.9
Wetaskiwin	6	3	100.0	0	0	--	6	3	100.0
Wetaskiwin County	13	13	0.0	0	0	--	13	13	0.0
Yellowhead County	16	13	23.1	0	0	--	16	13	23.1

Table 42: Alberta Centres with Population of 10,000+

Housing Starts: Year-to-Date 2014

City	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Calgary	6,494	6,402	1.4	10,637	6,182	72.1	17,131	12,584	36.1
Edmonton	6,832	5,970	14.4	7,040	8,719	-19.3	13,872	14,689	-5.6
Grande Prairie	396	393	0.8	336	203	65.5	732	596	22.8
Lethbridge	511	539	-5.2	165	109	51.4	676	648	4.3
Medicine Hat	196	236	-16.9	77	28	175.0	273	264	3.4
Red Deer	393	389	1.0	474	395	20.0	867	784	10.6
Wood Buffalo	231	363	-36.4	278	604	-54.0	509	967	-47.4
Bonnyville	126	187	-32.6	0	0	--	126	187	-32.6
Brooks	51	37	37.8	20	20	0.0	71	57	24.6
Camrose	58	47	23.4	61	36	69.4	119	83	43.4
Canmore	14	24	-41.7	83	85	-2.4	97	109	-11.0
Clearwater County	80	78	2.6	0	0	--	80	78	2.6
Cold Lake	113	92	22.8	321	75	328.0	434	167	159.9
Foothills	140	138	1.4	12	20	-40.0	152	158	-3.8
Grande Prairie County MD	335	241	39.0	42	16	162.5	377	257	46.7
High River	34	40	-15.0	48	6	700.0	82	46	78.3
Lac-Ste-Anne MD	111	100	11.0	2	2	0.0	113	102	10.8
Lacombe	44	73	-39.7	30	25	20.0	74	98	-24.5
Lacombe County MD	79	60	31.7	4	0	--	83	60	38.3
Lloydminster (Alta. part)	209	138	51.4	190	21	804.8	399	159	150.9
Mackenzie No 23 MD	92	90	2.2	39	6	550.0	131	96	36.5
Mountain View County	75	76	-1.3	0	0	--	75	76	-1.3
Okotoks	199	221	-10.0	21	0	--	220	221	-0.5
Red Deer County	107	92	16.3	1	8	-87.5	108	100	8.0
Strathmore T	42	19	121.1	29	27	7.4	71	46	54.3
Sylvan Lake T	126	125	0.8	112	98	14.3	238	223	6.7
Wetaskiwin	12	10	20.0	0	0	--	12	10	20.0
Wetaskiwin County	58	58	0.0	0	0	--	58	58	0.0
Yellowhead County	88	70	25.7	0	0	--	88	70	25.7

Table 43: Alberta Centres with Population of 10,000+

Housing Completions

December 2014									
	Singles			Multiples			Total		
City	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Calgary	502	470	6.8	598	279	114.3	1,100	749	46.9
Edmonton	551	503	9.5	650	802	-19.0	1,201	1,305	-8.0
Grande Prairie	35	15	133.3	109	0	--	144	15	860.0
Lethbridge	57	40	42.5	0	0	--	57	40	42.5
Medicine Hat	14	11	27.3	10	0	--	24	11	118.2
Red Deer	34	31	9.7	8	4	100.0	42	35	20.0
Wood Buffalo	9	15	-40.0	32	2	1,500.0	41	17	141.2

Q4 2014									
	Singles			Multiples			Total		
City	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Bonnyville	46	58	-20.7	0	0	--	46	58	-20.7
Brooks	12	8	50.0	0	0	--	12	8	50.0
Camrose	14	12	16.7	2	6	-66.7	16	18	-11.1
Canmore	6	7	-14.3	6	25	-76.0	12	32	-62.5
Clearwater County	28	25	12.0	0	0	--	28	25	12.0
Cold Lake	36	22	63.6	20	2	900.0	56	24	133.3
Foothills	48	46	4.3	8	2	300.0	56	48	16.7
Grande Prairie County MD	101	62	62.9	12	0	--	113	62	82.3
High River	6	7	-14.3	2	2	0.0	8	9	-11.1
Lac-Ste-Anne MD	41	35	17.1	0	0	--	41	35	17.1
Lacombe	9	20	-55.0	10	2	400.0	19	22	-13.6
Lacombe County MD	21	16	31.3	0	0	--	21	16	31.3
Lloydminster (Alta. part)	66	27	144.4	79	4	1,875.0	145	31	367.7
Mackenzie No 23 MD	40	18	122.2	0	0	--	40	18	122.2
Mountain View County	22	29	-24.1	0	0	--	22	29	-24.1
Okotoks	62	33	87.9	0	0	--	62	33	87.9
Red Deer County	28	19	47.4	0	0	--	28	19	47.4
Strathmore T	10	5	100.0	4	8	-50.0	14	13	7.7
Sylvan Lake T	29	28	3.6	111	16	593.8	140	44	218.2
Wetaskiwin	4	5	-20.0	0	0	--	4	5	-20.0
Wetaskiwin County	14	15	-6.7	0	0	--	14	15	-6.7
Yellowhead County	20	27	-25.9	0	0	--	20	27	-25.9

Table 44: Alberta Centres with Population of 10,000+

Housing Completions: Year-to-Date 2014

City	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Calgary	6,408	6,106	4.9	7,345	5,950	23.4	13,753	12,056	14.1
Edmonton	6,091	5,749	5.9	7,049	6,910	2.0	13,140	12,659	3.8
Grande Prairie	365	521	-29.9	312	144	116.7	677	665	1.8
Lethbridge	514	561	-8.4	180	108	66.7	694	669	3.7
Medicine Hat	172	255	-32.5	42	60	-30.0	214	315	-32.1
Red Deer	360	359	0.3	517	289	78.9	877	648	35.3
Wood Buffalo	264	341	-22.6	252	348	-27.6	516	689	-25.1
Bonnyville	143	188	-23.9	0	8	-100.0	143	196	-27.0
Brooks	45	36	25.0	20	2	900.0	65	38	71.1
Camrose	58	46	26.1	52	22	136.4	110	68	61.8
Canmore	16	21	-23.8	49	33	48.5	65	54	20.4
Clearwater County	84	81	3.7	0	0	--	84	81	3.7
Cold Lake	116	101	14.9	104	59	76.3	220	160	37.5
Foothills	136	131	3.8	10	22	-54.5	146	153	-4.6
Grande Prairie County MD	275	370	-25.7	28	20	40.0	303	390	-22.3
High River	33	42	-21.4	6	10	-40.0	39	52	-25.0
Lac-Ste-Anne MD	122	99	23.2	2	6	-66.7	124	105	18.1
Lacombe	44	78	-43.6	33	117	-71.8	77	195	-60.5
Lacombe County MD	64	63	1.6	0	0	--	64	63	1.6
Lloydminster (Alta. part)	179	138	29.7	169	82	106.1	348	220	58.2
Mackenzie No 23 MD	90	77	16.9	6	16	-62.5	96	93	3.2
Mountain View County	84	72	16.7	0	0	--	84	72	16.7
Okotoks	202	232	-12.9	0	0	--	202	232	-12.9
Red Deer County	106	92	15.2	9	0	--	115	92	25.0
Strathmore T	35	18	94.4	39	56	-30.4	74	74	0.0
Sylvan Lake T	121	110	10.0	143	50	186.0	264	160	65.0
Wetaskiwin	12	9	33.3	0	0	--	12	9	33.3
Wetaskiwin County	63	53	18.9	0	0	--	63	53	18.9
Yellowhead County	81	74	9.5	0	0	--	81	74	9.5

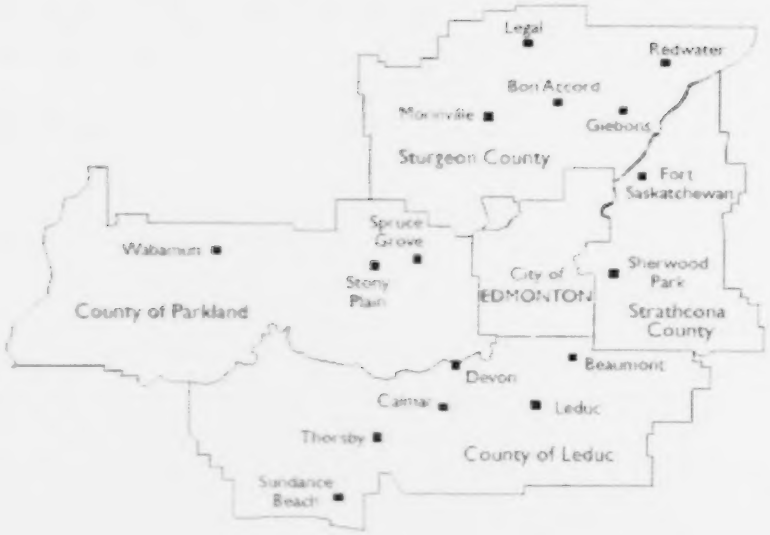
Table 45: Alberta Centres with Population of 10,000+

Housing Under Construction

December 2014									
	Singles			Multiples			Total		
City	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Calgary	3,659	3,575	2.3	11,676	8,291	40.8	15,335	11,866	29.2
Edmonton	4,698	3,965	18.5	10,034	9,802	2.4	14,732	13,767	7.0
Grande Prairie	276	252	9.5	283	247	14.6	559	499	12.0
Lethbridge	365	371	-1.6	125	146	-14.4	490	517	-5.2
Medicine Hat	117	94	24.5	57	22	159.1	174	116	50.0
Red Deer	211	178	18.5	203	249	-18.5	414	427	-3.0
Wood Buffalo	165	199	-17.1	478	654	-26.9	643	853	-24.6

Q4 2014									
	Singles			Multiples			Total		
City	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Bonnyville	32	49	-34.7	0	0	--	32	49	-34.7
Brooks	17	11	54.5	20	20	0.0	37	31	19.4
Camrose	15	15	0.0	23	14	64.3	38	29	31.0
Canmore	5	7	-28.6	152	88	72.7	157	95	65.3
Clearwater County	16	20	-20.0	0	0	--	16	20	-20.0
Cold Lake	26	29	-10.3	269	52	417.3	295	81	264.2
Foothills	40	36	11.1	2	0	--	42	36	16.7
Grande Prairie County MD	84	24	250.0	18	4	350.0	102	28	264.3
High River	10	9	11.1	50	8	525.0	60	17	252.9
Lac-Ste-Anne MD	12	23	-47.8	0	0	--	12	23	-47.8
Lacombe	16	16	0.0	14	17	-17.6	30	33	-9.1
Lacombe County MD	31	16	93.8	4	0	--	35	16	118.8
Lloydminster (Alta. part)	67	37	81.1	32	11	190.9	99	48	106.3
Mackenzie No 23 MD	27	25	8.0	39	6	550.0	66	31	112.9
Mountain View County	18	27	-33.3	0	0	--	18	27	-33.3
Okotoks	103	106	-2.8	21	0	--	124	106	17.0
Red Deer County	28	27	3.7	0	8	-100.0	28	35	-20.0
Strathmore T	14	7	100.0	21	31	-32.3	35	38	-7.9
Sylvan Lake T	38	33	15.2	58	89	-34.8	96	122	-21.3
Wetaskiwin	4	4	0.0	0	0	--	4	4	0.0
Wetaskiwin County	13	18	-27.8	0	0	--	13	18	-27.8
Yellowhead County	20	13	53.8	0	0	--	20	13	53.8

Edmonton Area



Edmonton Census Metropolitan Area

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census.

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate self-contained living premise with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPE DEFINITIONS

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

The term **"multiples"** is equal to the sum of semi, row and apartment units.

STRUCTURE DESIGN ("HOUSE TYPE") DEFINITIONS

Bungalow: A ground-oriented detached residential structure with one level of finished living area above grade.

Split Level: A ground-oriented detached residential structure with at least three levels of finished living area (that do not constitute three storeys), one level of which may be partially below grade. Bi-levels are also captured within this category.

Two storey: A ground-oriented detached residential structure with two levels of finished living area above grade and each living area is approximately the same size.

Other: This category captures all remaining house types including, but not limited to, the following: one and a half storey, two and a half storey, three storey detached residential structures and certain prefabricated homes.

Undetermined: This term refers to instances where CMHC field enumerators were unable to determine dwelling type at time of enumeration. This is mainly due to the early stages of construction not reaching a point where structure design (house type) can be observed or is identifiable.

INTENDED MARKET

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories::

Condominium or "condo" (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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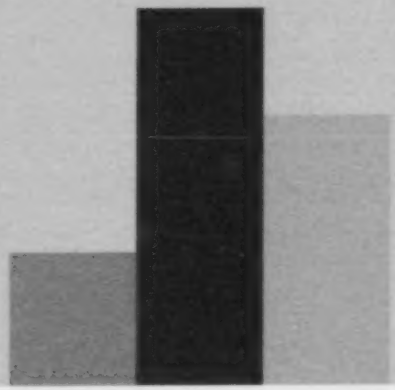

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- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
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- Housing Now, Canada
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